

Love Homes



Bedford Road, Houghton Conquest, Bedfordshire MK45 3NA

The entrance porch and hallway welcome you into a home that boasts a 22ft lounge/diner, perfect for both relaxation and entertaining. The 19ft master bedroom features a newly re-fitted en suite, offering a touch of luxury. A second double bedroom provides additional space for guests or family members, while the modern re-fitted shower room adds to the home's convenience.

The well-appointed kitchen is complemented by an adjacent utility room, enhancing the property's functionality. Outside, the property includes a driveway, a front garden, and a secluded, established rear garden, providing a tranquil outdoor retreat. The garage offers potential for conversion into additional living space, subject to planning permission (STPP).



This property is presented by Patrick Graystone - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



6.1m



2



1



2

Tenure: Freehold

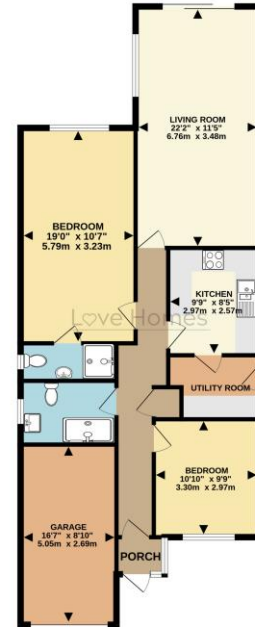
Council Tax: D



The village of Houghton Conquest is ideally located between the Bedfordshire towns of Ampthill and Bedford, both approximately five miles away. These towns offer extensive amenities, including Waitrose stores, schools, and local parks. In Houghton Conquest, you'll find two well-established pub/eateries, a local store with a sub post office, a village hall, Houghton Conquest Lower School, and numerous public footpaths and bridleways. Commuting is convenient, with Bedford providing links to London St Pancras in about forty minutes and Flitwick station, just six miles away, offering regular services that take as little as thirty-five minutes.



GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
Made with Metropix 12024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING
TO FOLLOW



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