

# Love Homes



Bedford Road, Houghton Conquest, Bedfordshire, MK45 3NA

This spacious home welcomes you with a large entrance hall leading to a front lounge and an impressive open-plan kitchen/family room. Bi-fold doors open to the rear garden, creating a seamless indoor-outdoor flow. The ground floor also features a W.C. and underfloor heating, while the first floor benefits from air conditioning. Four well-proportioned bedrooms include a master with en-suite, complemented by a stylish family bathroom. Outside, parking for up to three vehicles adds convenience, and the private rear garden offers the perfect space for relaxation and al fresco dining.



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.



6.9m

Tenure: Freehold



4



2

Council Tax: E



2

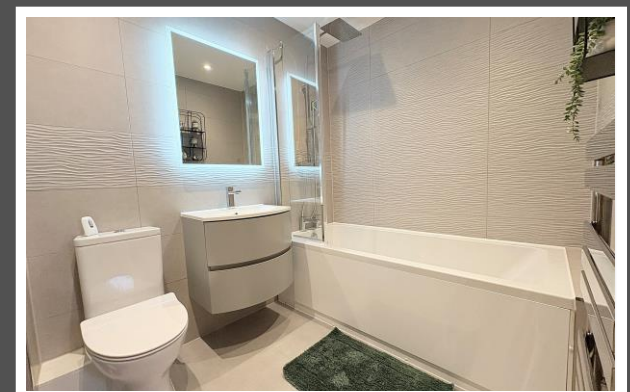




---

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.

---





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY  
Tel: 01525 713111

Email: [flitwick@lovehomes.uk](mailto:flitwick@lovehomes.uk)

[www.lovehomes.uk](http://www.lovehomes.uk)



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Love Homes has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, are exclusive of VAT. We retain the copyright in all advertising material used to market this Property. All information is as advised by the seller and subject to change. Council tax bands can be subject to change by the local council.

**Love Homes**