

Connells

Bedford Road
Houghton Conquest

# Bedford Road
# Houghton Conquest MK45 3LS

for sale guide price
**£600,000**







## Property Description

Situated within the sought-after village of Houghton Conquest, this substantial five-bedroom chain free detached family home offers generous and versatile accommodation throughout, making it an excellent opportunity for families seeking space, flexibility and a desirable village lifestyle.

The property is approached via a generous frontage providing multiple off-road parking spaces, in addition to a garage. A useful side access leads directly from the front of the property to the rear garden, which enjoys a wonderful position backing onto a communal park, creating an ideal setting for families and outdoor enjoyment. The enclosed rear garden enjoys a pleasant outlook to the communal park beyond, creating an attractive extension of the outdoor living space and a safe environment for children to enjoy.

Internally, the ground floor offers well-balanced and adaptable living accommodation. To the front of the property are two spacious reception rooms, perfect for both formal entertaining and everyday family life. Further accommodation includes a downstairs cloakroom, a fitted kitchen, and a practical utility room complete with pantry storage.

The first floor comprises four well-proportioned bedrooms, all served by a family bathroom, providing ample accommodation for the modern family.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Houghton Conquest

Houghton Conquest remains a popular Bedfordshire village, offering a strong sense of community while remaining conveniently positioned for access to Bedford, Ampthill and the A421. The village benefits from a well-regarded primary school, local playing fields and countryside walks, while a wider range of shopping, leisure and rail links can be found in nearby Bedford and

Flitwick.

## Versatile Space

A particular highlight is the versatile space situated to the rear of the utility room, which presents excellent potential for a self-contained annexe. Benefiting from its own bedroom, wet room and independent access to the rear garden, this area could provide ideal accommodation for a dependent relative, older child, guests or those looking to create a dedicated work-from-home space.

## Entrance Hall

Opaque double-glazed window to front aspect, opaque double-glazed door to front aspect, radiator, entrance to both lounges, toilet and kitchen

## Cloakroom

Toilet, wash hand basin, opaque double-glazed window to rear aspect and heated towel radiator

## Lounge (To right of hall)

Double-glazed bay windows to front aspect

## Lounge (to Left Of Hall)

Double-glazed bay window to front aspect, double-glazed door to rear aspect into rear garden

## Kitchen

Wall to base fitted units with gloss finish, double-glazed window to rear aspect, spotlight to ceiling, 2 and ½ metal sink, induction hob, integrated oven, storage cupboard

## Utility Room

Opaque double-glazed door to side aspect, double-glazed door into rear garden, storage cupboard, wall to base fitted units, 1 ½ sink and space for white goods

## Bedroom 5/Reception 3

Double-glazed door to rear aspect into rear garden, double-glazed windows to side and rear aspect, built in wardrobes

## Wet Room To Bedroom 5

Wash hand basin, toilet, shower, opaque double-glazed window to side aspect

## Landing

Double-glazed window to front aspect, access to bedrooms 1 - 4, bathroom and loft access, radiator

## Bathroom

Heated towel radiator, toilet, wash hand basin, bath with shower attachment, opaque double-glazed window to rear aspect,

## Bedroom 1

double-glazed window to front aspect, two sets of built in wardrobes

## Bedroom 2

Built in wardrobes and double-glazed window to front aspect

## Bedroom 3

Double-glazed window to rear aspect

## Bedroom 4

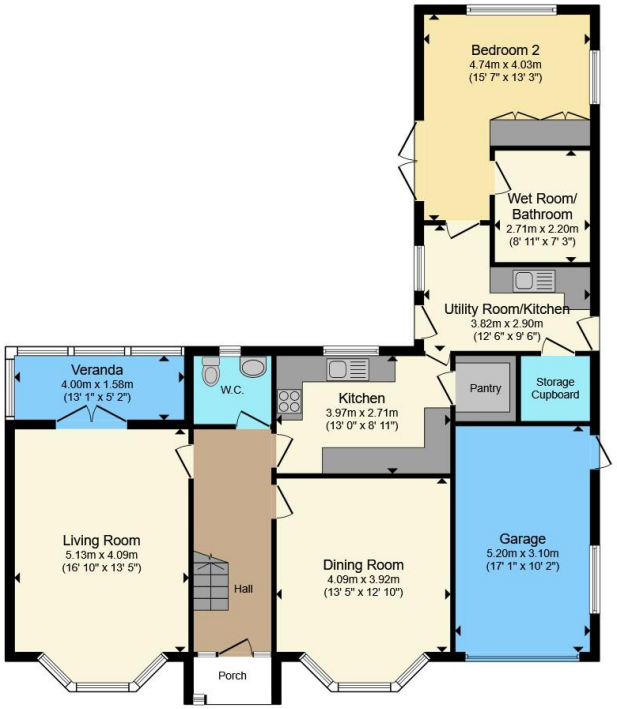
Double-glazed window to rear aspect

## To Front

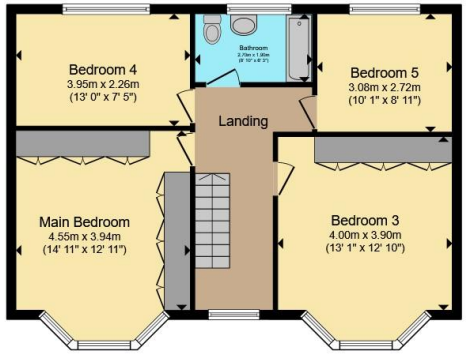
Multiple off road parking spaces set in a turning circle, side access to rear garden, direct access into the garage and mature shrubs and trees








## Ground Floor




## First Floor

Total floor area 193.7 m² (2,085 sq.ft.) approx

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EPC Rating: D

Council Tax Band: E

Tenure: Freehold

**view this property online connells.co.uk/Property/FLI305934**

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