



Lloyds Living Shared Ownership at

# Houghton Conquest

Bedford

A collection of 2 and 3 bedroom  
homes for Shared Ownership



**LLOYDS**  
LIVING

# Welcome to Houghton Conquest, Bedford

Set in the charming village of Houghton Conquest, just 13 minutes south of Bedford, this attractive collection of energy-efficient 2 and 3 bedroom homes offers first-time buyers and growing families the perfect blend of modern comfort, rural character and community spirit. Explore scenic walking and cycling routes, or make the most of excellent road and rail links for easy commuting and weekend adventures.

With the Lloyds Living Shared Ownership scheme, owning your own home could be more accessible than you think.



## How does shared ownership work?

Shared ownership is designed to make buying a home a smooth process, as it allows you to buy your home in stages. You buy a share of your home with a mortgage and rent is charged on the rest. You can buy between 25% and 75% of the home and keep increasing that share until you own your home outright.

## Useful amenities

For those with children, some of the closest and best-rated schools include:

Houghton Conquest Post Office	1.3 miles	<b>Primary</b>	
Wooton Vale Healthy Living Centre	2.9 miles	Willow Grove Primary School	0.9 miles
Kempston Hardwick Train Station	2.9 miles	Houghton Conquest Lower School	1.3 miles
Bedford Train Station	6.2 miles	Broadmead Lower School	2.1 miles
Waitrose	3.4 miles	Lakeview School	2.4 miles
Kempston Dental Practice	3.7 miles	<b>Secondary</b>	
Box End Park	4.3 miles	Marston Vale Middle School	1.8 miles
Subtropical Swimming Paradise	5.1 miles	Wixams Academy	2.6 miles
Priory Country Park	5.3 miles	Kempston Academy	3.2 miles
Bedford Town Centre	5.3 miles		

Approximate distances from Houghton Conquest, sourced from Google Maps



## Smart, stylish and sustainable

### Kitchens

- Contemporary kitchen units
- Integrated fridge freezer
- Integrated washing machine
- Integrated dishwasher
- Integrated appliances
- Integrated single oven
- 4 ring electric hob
- Stainless steel sink with mixer tap

### Bathroom, en-suite and cloakroom

- White sanitaryware with chrome fittings
- Thermostatic shower (to en suites or main bathroom when no en suite in the house)

### Energy & Sustainability

- Double glazed windows and french doors.
- Air Source heat pumps.
- PV panels (to selected homes).

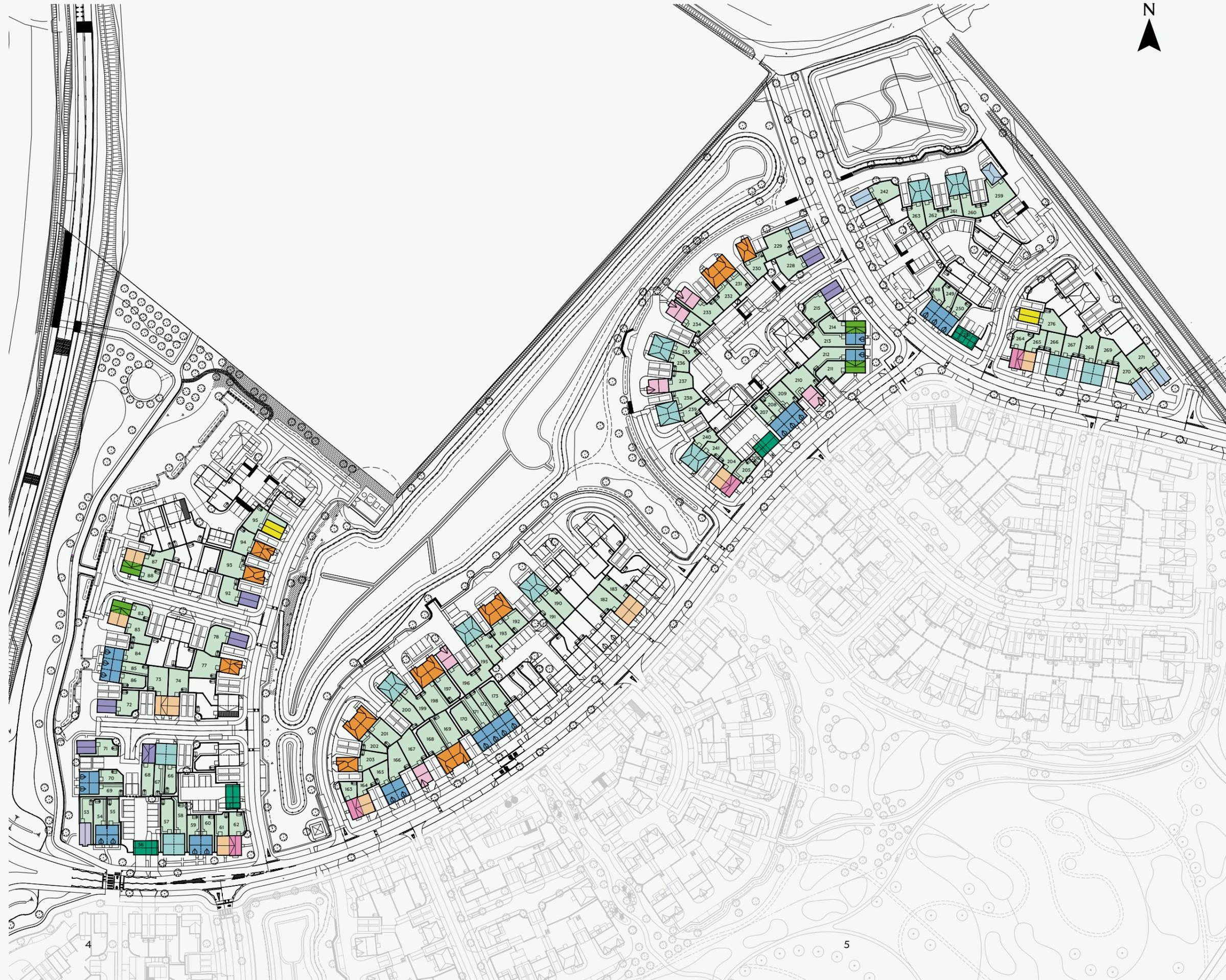
### General

- Turf to front and rear gardens (where applicable).
- External tap
- White emulsion finish to walls and ceilings.
- White internal doors, with chrome door furniture.

# Siteplan

## Properties

	Delamont	2 Bedrooms
	Gateway	3 Bedrooms
	Braxton	3 Bedrooms
	Bryson	3 Bedrooms
	Carson	3 Bedrooms
	Chilton	3 Bedrooms
	Denton	3 Bedrooms
	Hampton	3 Bedrooms
	Haywood	3 Bedrooms
	Kipton	3 Bedrooms
	Middleton	3 Bedrooms
	Whitton	3 Bedrooms



# The buying process

Like the idea of owning your own home through Lloyds Living Shared Ownership?  
Here's the buying process from start to finish:

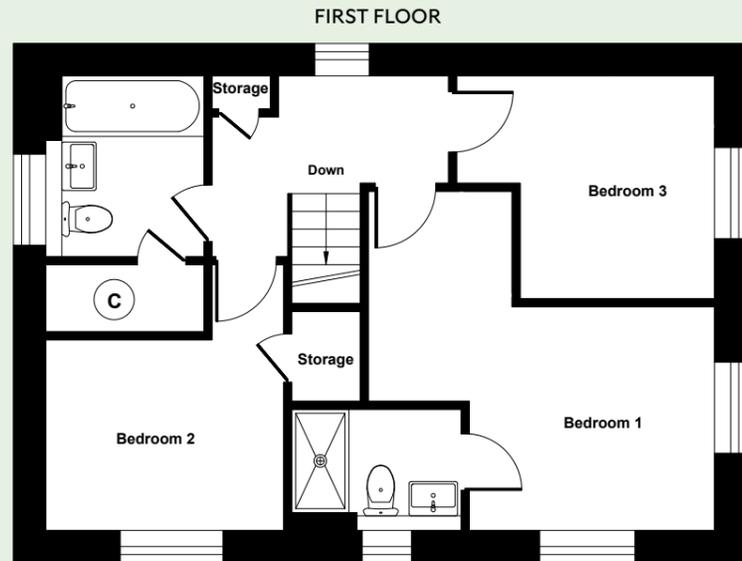
- 1** We'll arrange for an independent mortgage advisor to contact you. They'll do some financial checks and can help you to choose a mortgage.
- 2** You'll need a solicitor to deal with the legal side. It's best to use a company that has experience of shared ownership. We can help you find one from our solicitors' panel if you like.
- 3** Once your solicitor is holding your mortgage offer and signed contract, you'll need to pay your deposit (usually 5% of the price of the share of the home you're buying).
- 4** It's then time to exchange contracts. This takes about a month and means that you're committed to buying the property and we're committed to selling it to you.
- 5** The final step is completion, which should happen within ten days of the contracts being exchanged\*.
- 6** Congratulations! You're now a homeowner.

Eligibility for Lloyds Living Shared Ownership: Lloyds Living has homes in multiple locations in the UK and many of them are available for Shared Ownership. There are only two requirements: – You don't own another property – You have the right to live in the UK

\*Completion is subject to build stage.

# Braxton

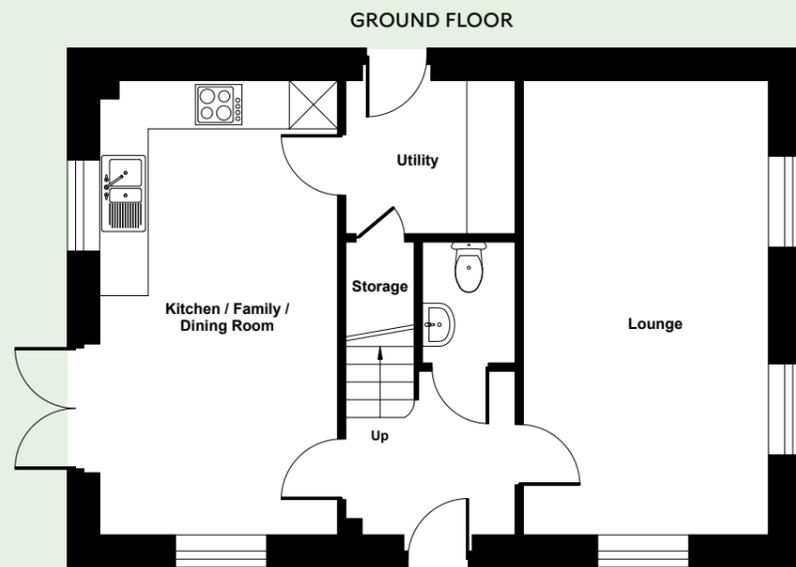
(3 bedrooms) 93.2 sq m / 1,004 sq ft



**Bedroom 1**  
10' (3.05)  
x 9'3 (2.81)

**Bedroom 2**  
10'10 (3.29)  
x 9'10 (2.99)

**Bedroom 3**  
10'7 (3.23)  
x 9'1 (2.76)



**Kitchen / Family / Dining Room**  
18'6 (5.63)  
x 9'8 (2.95)

**Lounge**  
18'6 (5.63)  
x 10' (3.04)

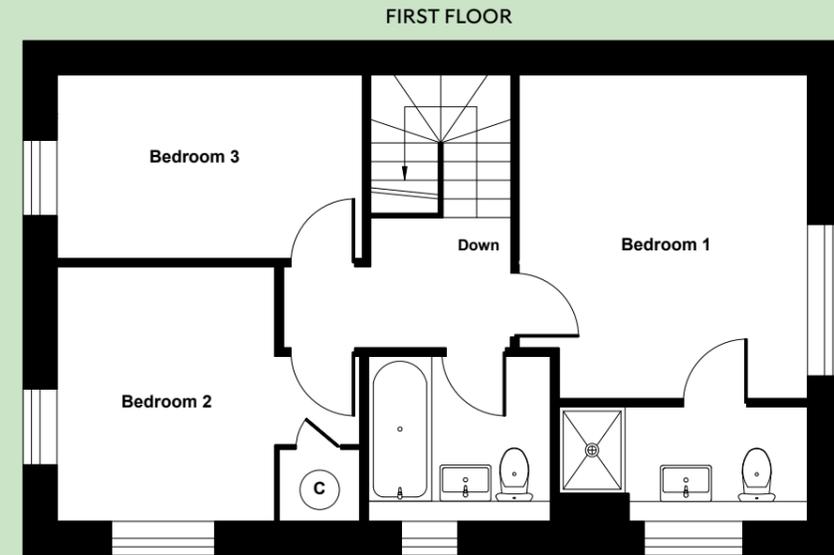
**Utility**  
7' (2.14)  
x 6'3 (1.90)



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# Bryson

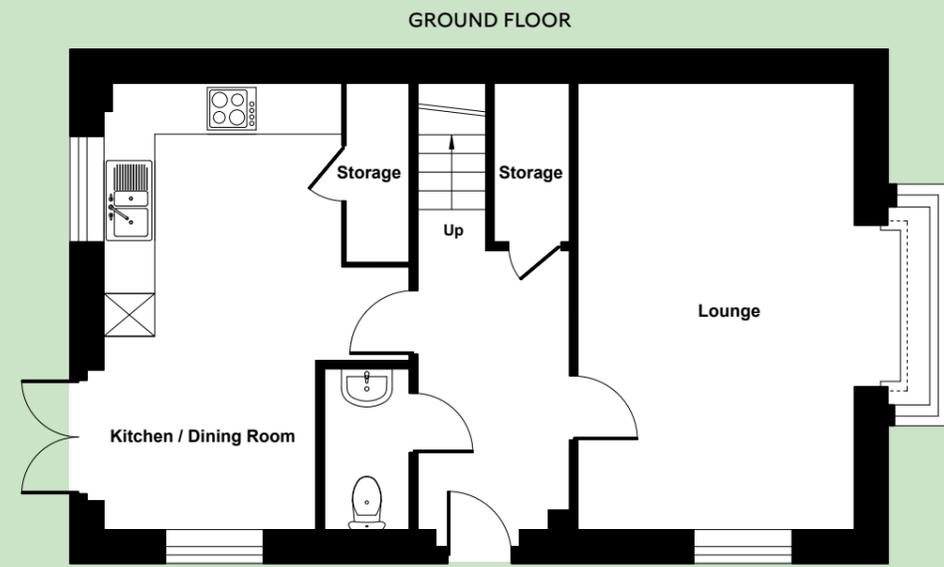
(3 bedrooms) 95.1 sq m / 1,024 sq ft



**Bedroom 1**  
12'6 (3.81)  
x 11'2 (3.40)

**Bedroom 2**  
9'10 (3.00)  
x 11'9 (3.57)

**Bedroom 3**  
7'1 (2.16)  
x 11'10 (3.60)



**Kitchen / Dining Room**  
17'3 (5.26)  
x 11'10 (3.60)

**Lounge**  
17'3 (5.26)  
x 10'8 (3.26)

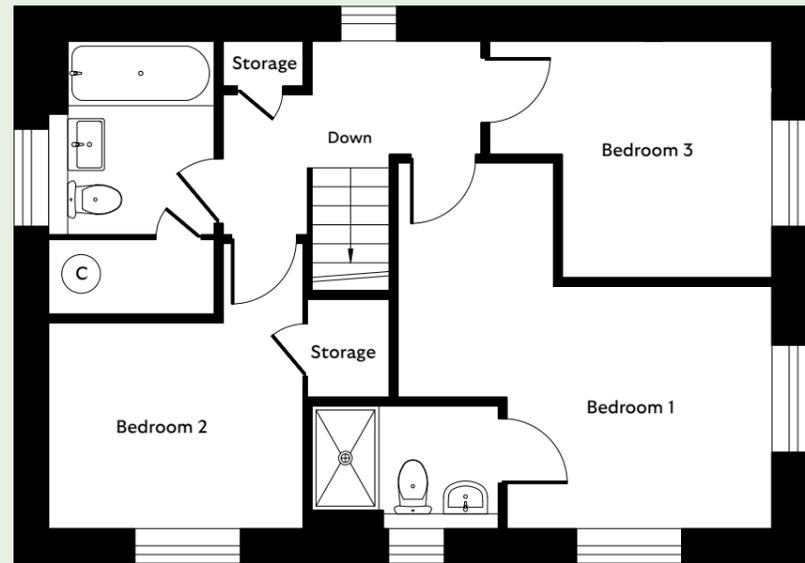


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# Carson

(3 bedrooms) 96.1 sq m / 1,035 sq ft

FIRST FLOOR

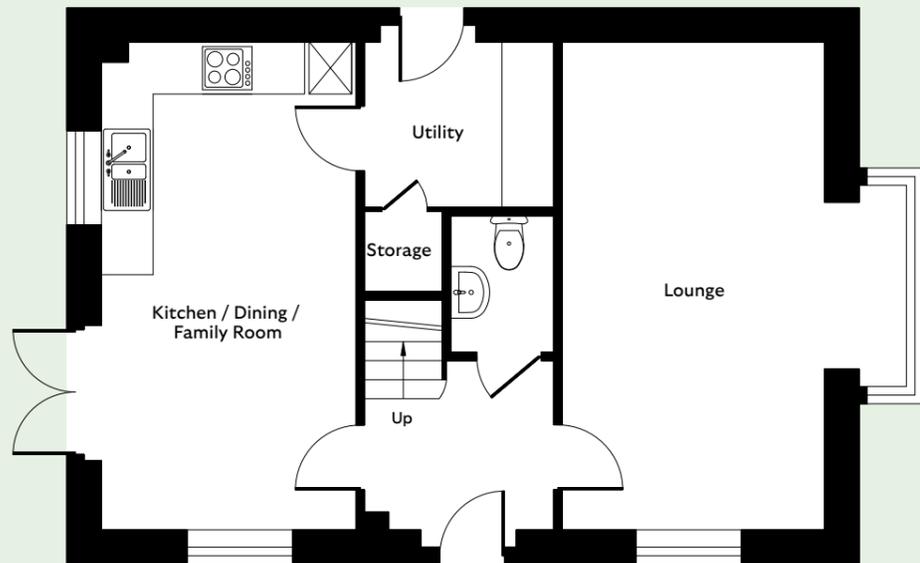


**Bedroom 1**  
13'11 (4.24)  
x 14'3 (4.33)

**Bedroom 2**  
10'10 (3.30)  
x 9'10 (2.99)

**Bedroom 3**  
9' (2.74)  
x 10'9 (3.27)

GROUND FLOOR



**Utility**  
6'11 (2.11)  
x 7'2 (2.19)

**Kitchen / Dining /  
Family Room**  
18'6 (5.65)  
x 9'8 (2.95)

**Lounge**  
18'6 (5.65)  
x 10' (3.04)

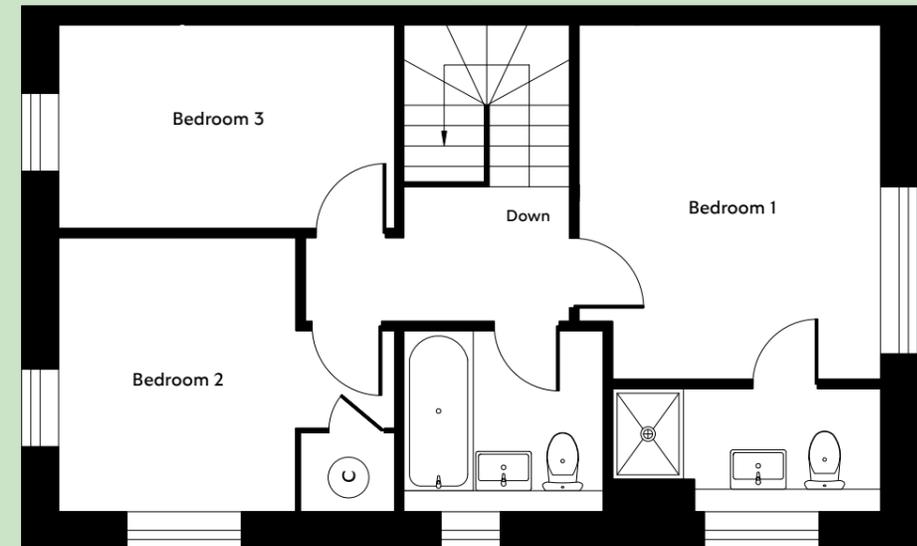


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# Chilton

(3 bedrooms) 93.4 sq m / 1,006 sq ft

FIRST FLOOR

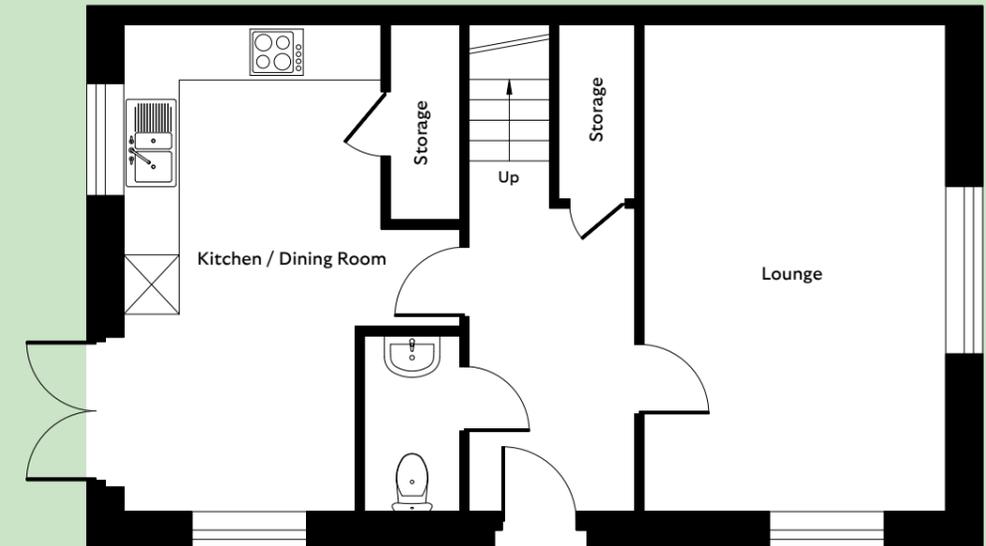


**Bedroom 1**  
12'7 (3.83) max  
x 10'8 (3.26) max

**Bedroom 2**  
11'11 (3.63) max  
x 9'9 (2.93) max

**Bedroom 3**  
11'11 (3.63)  
x 7'3 (2.20)

GROUND FLOOR



**Kitchen / Dining Room**  
17'3 (5.26) max  
x 11'11 (3.63) max

**Lounge**  
17'3 (5.26)  
x 10'8 (3.26)

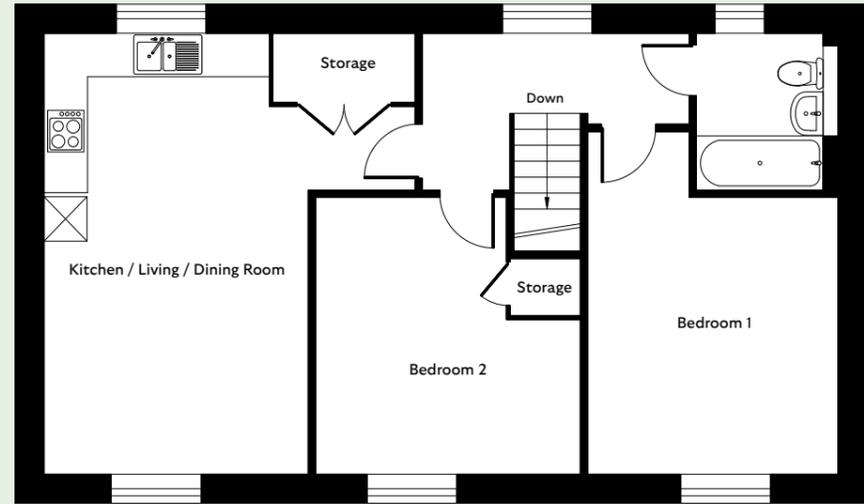


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# Delamont

(2 bedrooms) 71.8 sq m / 773 sq ft

FIRST FLOOR

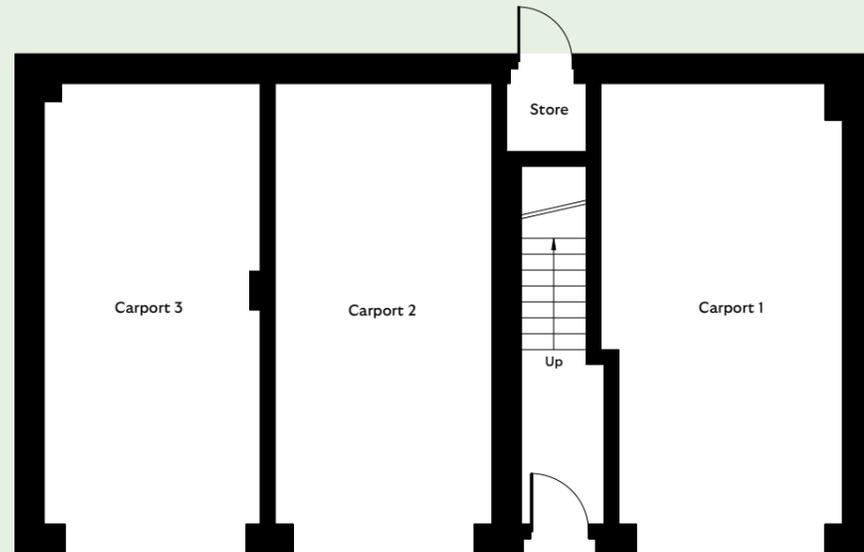


**Kitchen / Living / Dining Room**  
20' (6.09)  
x 16'10 (5.12)

**Bedroom 1**  
15'6 (4.73)  
x 11'4 (3.46)

**Bedroom 2**  
12'6 (3.82)  
x 12' (3.66)

GROUND FLOOR



**Carport 1**  
19'11 (6.07)  
x 11'3 (3.43)

**Carport 2**  
19'11 (6.07)  
x 9'10 (3.00)

**Carport 3**  
19'11 (6.07)  
x 9'10 (2.99)

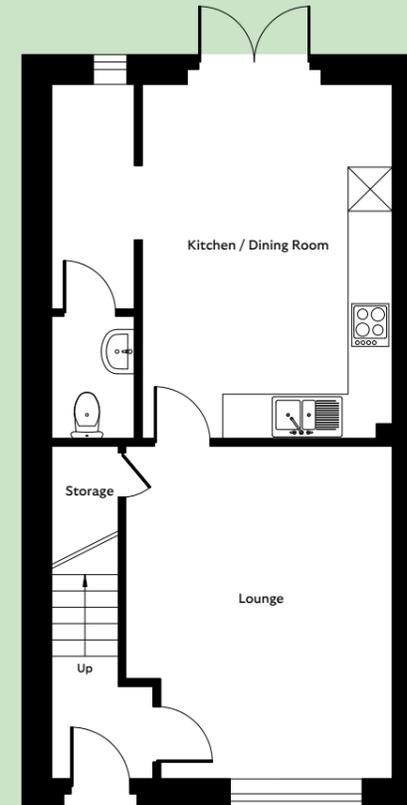


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# Denton

(3 bedrooms) 86.2 sq m / 928 sq ft

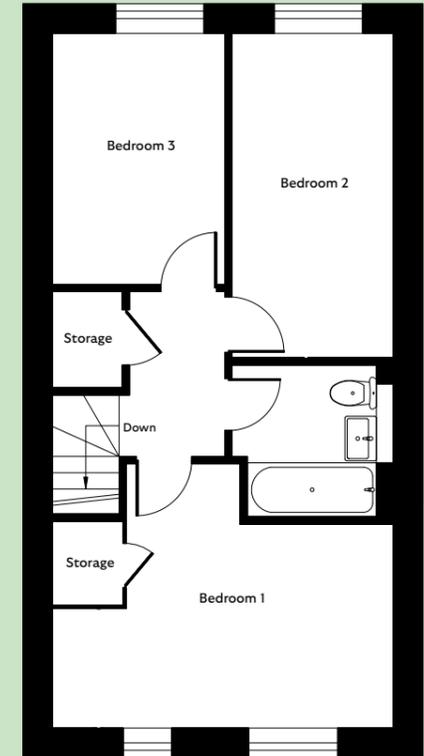
GROUND FLOOR



**Kitchen / Dining Room**  
15'8 (4.78)  
x 11'2 (3.40)

**Lounge**  
14'9 (4.49) max  
x 11'10 (3.60) max

FIRST FLOOR



**Bedroom 1**  
15'1 (4.60) max  
x 11'8 (3.56) max

**Bedroom 2**  
14'4 (4.37)  
x 7'3 (2.18)

**Bedroom 3**  
11'1 (3.38)  
x 7'8 (2.32)

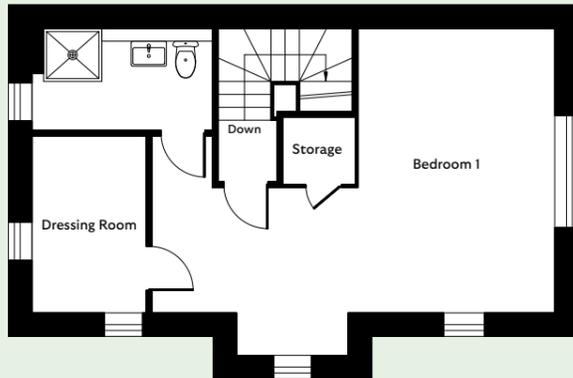


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# Gateway

(3 bedrooms) 135.4 sq m / 1,458 sq ft

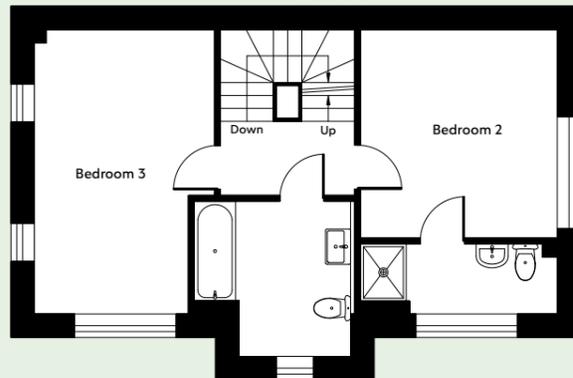
SECOND FLOOR



**Bedroom 1**  
15'11 (4.84)  
x 22'6 (6.86)

**Dressing Room**  
9'11 (3.01)  
x 6'5 (1.95)

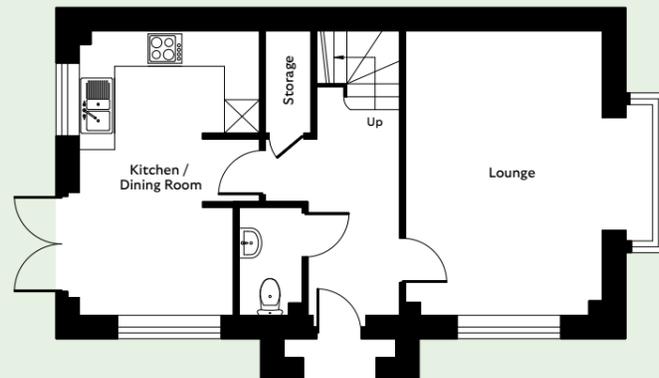
FIRST FLOOR



**Bedroom 2**  
11'8 (3.55)  
x 11' (3.35)

**Bedroom 3**  
15'11 (4.84)  
x 10'1 (3.07)

GROUND FLOOR



**Kitchen / Dining Room**  
15'11 (4.84)  
x 10'1 (3.07)

**Lounge**  
15'11 (4.84)  
x 11' (3.35)

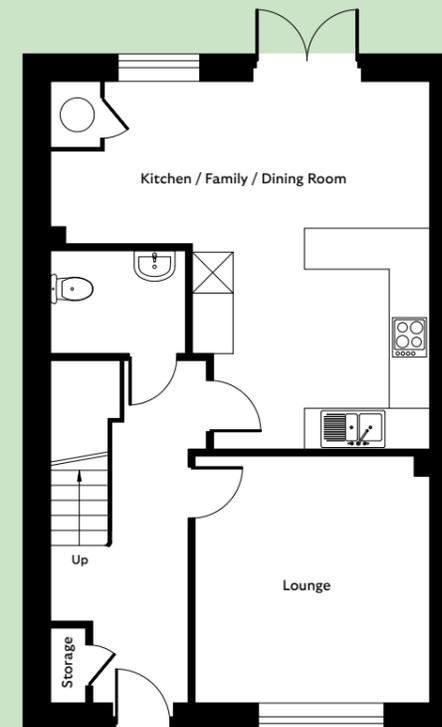


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# Hampton

(3 bedrooms) 101.8 sq m / 1,096 sq ft

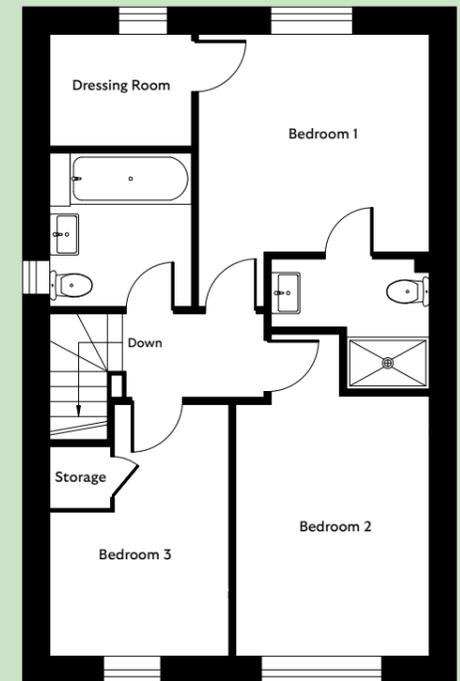
GROUND FLOOR



**Lounge**  
11'11 (3.62)  
x 11'4 (3.46)

**Kitchen / Family / Dining Room**  
17'8 (5.39)  
x 18'4 (5.59)

FIRST FLOOR



**Bedroom 1**  
13'1 (3.99)  
x 11'2 (3.40)

**Dressing Room**  
6'10 (2.09)  
x 5'5 (1.64)

**Bedroom 2**  
15'6 (4.72)  
x 9'4 (2.85)

**Bedroom 3**  
12'1 (3.69)  
x 8'8 (2.64)

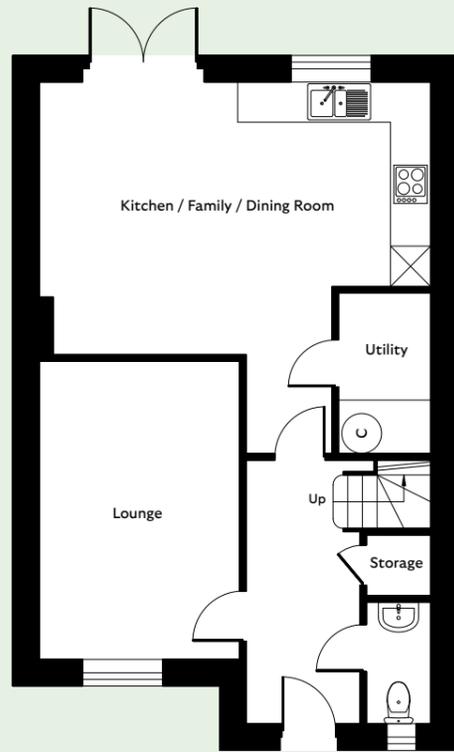


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# Haywood

(3 bedrooms) 106.6 sq m / 1,148 sq ft

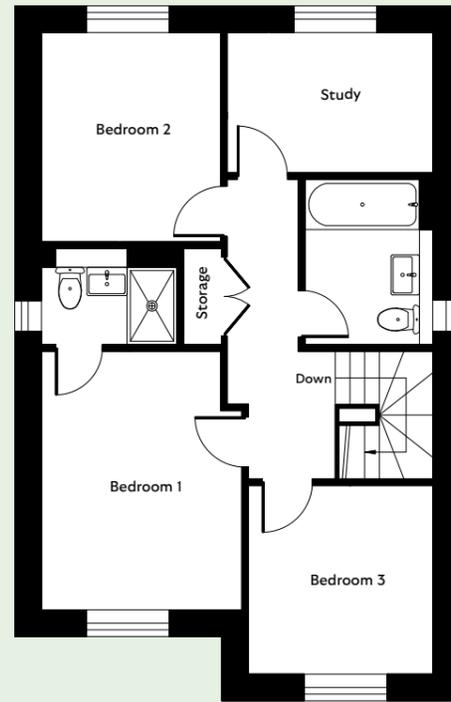
GROUND FLOOR



**Lounge**  
14'8 (4.46)  
x 9'10 (3.00)

**Kitchen / Family / Dining Room**  
18'3 (5.56)  
x 19'3 (5.86)

FIRST FLOOR



**Bedroom 1**  
12'8 (3.87)  
x 9'10 (3.00)

**Bedroom 2**  
10'3 (3.13)  
x 8'10 (2.68)

**Bedroom 3**  
9'3 (2.82)  
x 8'9 (2.66)

**Study**  
6'11 (2.10)  
x 10'1 (3.08)

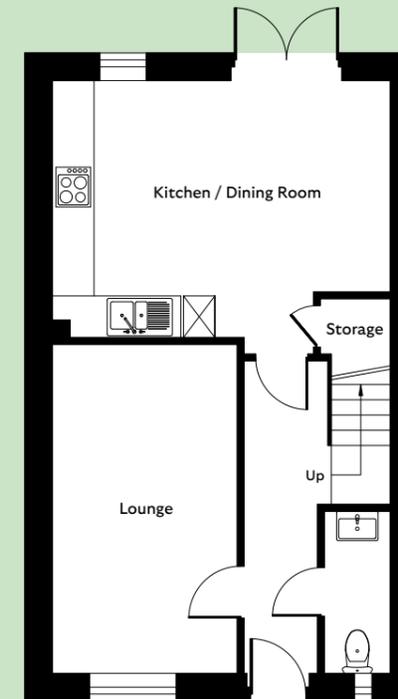


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# Kipton

(3 bedrooms) 102.5 sq m / 1,104 sq ft  
Limited Use Area(s) 13 sq m / 141 sq ft  
Total 115.5 sq m / 1,245 sq ft

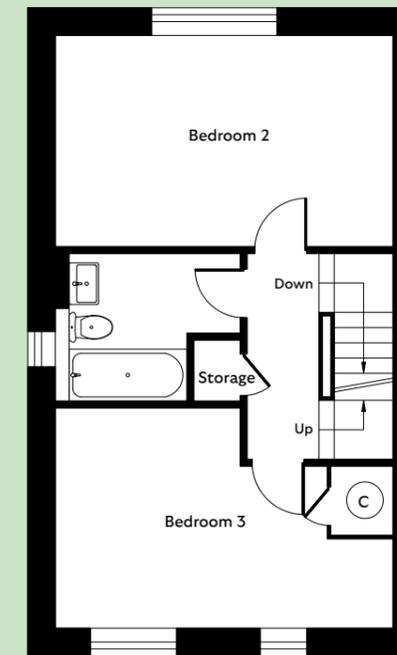
GROUND FLOOR



**Kitchen / Dining Room**  
16' (4.88)  
x 13' (3.95)

**Lounge**  
8'9 (2.67)  
x 15'7 (4.75)

FIRST FLOOR

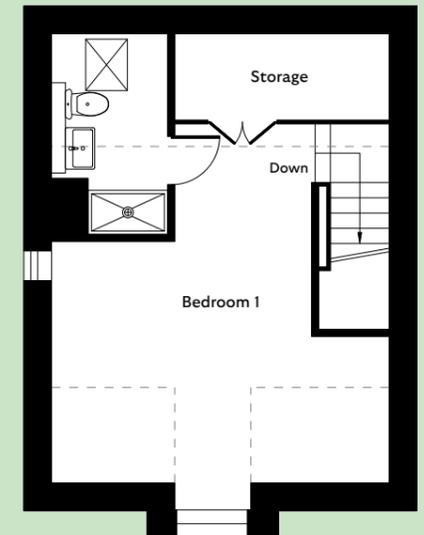


**Bedroom 2**  
16' (4.88)  
x 10' (3.05)

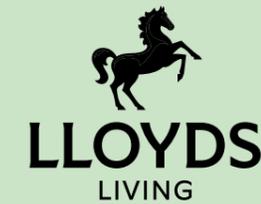
**Bedroom 3**  
16' (4.88)  
x 10'5 (3.18)

SECOND FLOOR

Denotes restricted head height



**Bedroom 1**  
16' (4.88)  
x 18'4 (5.58)

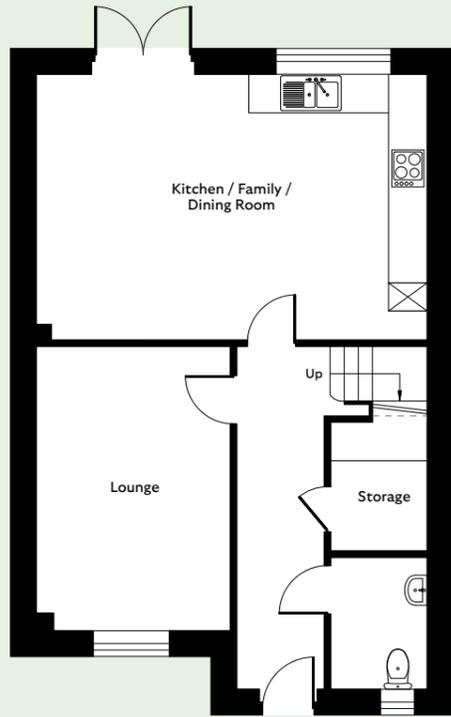


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# Middleton

(3 bedrooms) 110.5 sq m / 1,190 sq ft

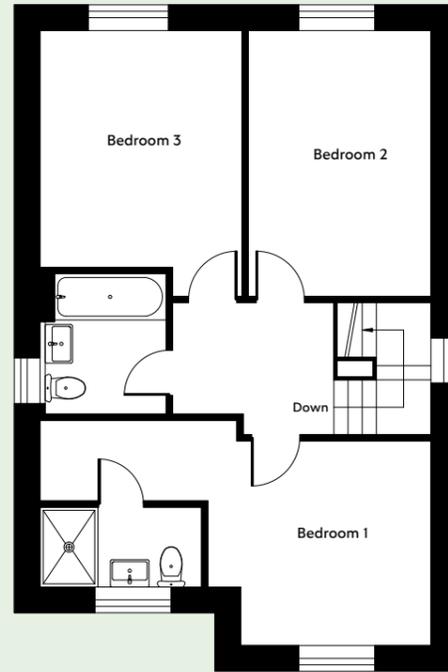
GROUND FLOOR



**Kitchen / Family / Dining Room**  
19'11 (6.08)  
x 13'7 (4.13)

**Lounge**  
14'6 (4.42)  
x 9'11 (3.02)

FIRST FLOOR



**Bedroom 1**  
10'5 (3.18)  
x 19'11 (6.08)

**Bedroom 2**  
13'7 (4.13)  
x 9'4 (2.84)

**Bedroom 3**  
13'7 (4.13)  
x 10'4 (3.14)

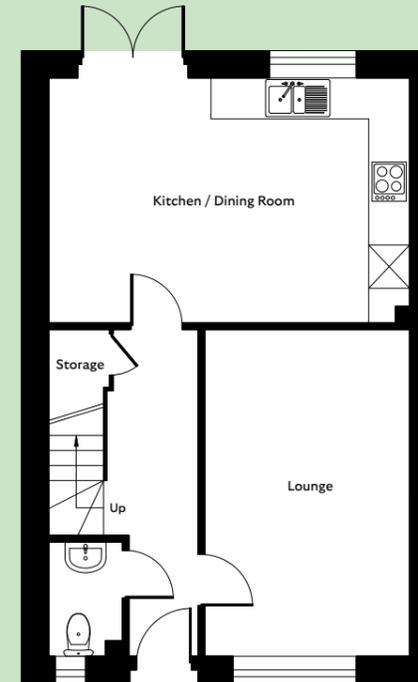


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# Whitton

(3 bedrooms) 89.1 sq m / 960 sq ft

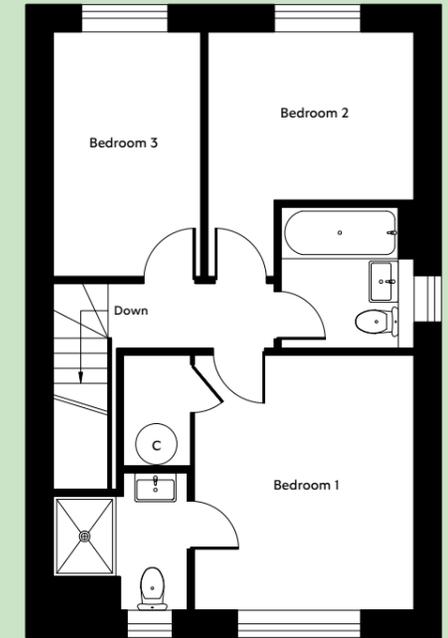
GROUND FLOOR



**Kitchen / Dining Room**  
17'4 (5.28)  
x 11'9 (3.58)

**Lounge**  
15'8 (4.78)  
x 9'10 (3.00)

FIRST FLOOR



**Bedroom 1**  
12'3 (3.73)  
x 10'7 (3.22)

**Bedroom 2**  
11'9 (3.58)  
x 9'11 (3.02)

**Bedroom 3**  
11'9 (3.58)  
x 7'1 (2.16)



All details provided are indicative and intended to act as a guide only and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty. Dimensions should not be used for carpet sizes, appliances or furniture. Lloyds Living operate a policy of continuous product development and individual features such as specification, windows and elevational treatments may vary. Whilst every attempt has been made to ensure the accuracy of the floorplan contained in this brochure, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Whether it's more information about our modern developments or advice on shared ownership opportunities through Lloyds Living, we're always available for a chat.

To enquire about our homes please email [pathways@lloydsliving.co.uk](mailto:pathways@lloydsliving.co.uk) or call 0345 604 6617

#### Disclaimer

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We welcome questions and make sure to explain everything in simple language, giving you complete peace of mind at every stage of the shared ownership journey.



For all of your questions answered, please visit [www.lloydsliving.co.uk/pathways](http://www.lloydsliving.co.uk/pathways)