



**Connells**

Westerly House Rectory Lane  
Houghton Conquest Bedford



## Property Description

Nestled in the desirable village of Houghton Conquest, this impressive five bedroom detached house offers a perfect blend of space and comfort. Boasting a generous layout ideal for family life, the property features a spacious living room, a modern kitchen/diner, and a large garden perfect for outdoor entertaining.

Adding to its appeal, the house includes a integrated garage, providing secure parking and additional storage. The property is also equipped with solar panels, significantly reducing energy costs and promoting sustainable living.

Located in a sought after area of Houghton Conquest, this home combines rural charm with convenient access to local amenities and transport links. Don't miss the opportunity to make this your dream family home.

## Entrance / Hallway

Spacious hallway, glazed front door with full length window to the side. Access to kitchen, living room and cloakroom, radiator. Stairs rising to the first floor, Under stairs storage cupboard.

## Cloak Room

Double glazed window, low level wc, hand wash basin with vanity storage.

## Living Room

21' 4" x 16' 5" ( 6.50m x 5.00m )

Double glazed windows to front aspect, two radiators, feature fireplace.

## Kitchen/ Diner

12' 3" x 10' 2" ( 3.73m x 3.10m )

Double glazed window, steel sink drainer, wall to base fitted units, extractor fan, electric hob, integrated oven, plumbing for dishwasher, space for refrigerator, radiator.

## Utility Room

Window to lobby area, wall and base fitted units, stainless steel sink with drainer, plumbing for washing machine, space for tumble dryer.

## Conservatory

Brick base conservatory, with double glazed windows, giving panoramic views of the garden, electricity and light, patio doors to garden. Patio doors to dining room.

## Dining Room

13' 8" x 11' 2" ( 4.17m x 3.40m )

Access to the conservatory via patio doors, radiator.

## Lobby Area

Double glazed windows facing the garden, glazed door to garden, access to utility room, additional storage rooms. Access to office which has two double glazed windows and radiator.

## First Floor

### Landing

Access to bedrooms and bathroom via two staircases.

### Bedroom 1

23' 4" x 12' 2" ( 7.11m x 3.71m )

Double glazed windows, built in wardrobes, radiators

### En Suite

Double glazed window, shower, bath, hand wash basin, low level wc, radiator.

### Bedroom 2

12' x 11' 5" ( 3.66m x 3.48m )

Double glazed window, built in wardrobes, radiator.

### Bedroom 3

16' 1" x 12' 9" ( 4.90m x 3.89m )

Double glazed window, built in wardrobes, radiator.

### Bedroom 4

10' 1" x 9' 5" ( 3.07m x 2.87m )

Double glazed window, radiator.

### Bedroom 5

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double glazed window, built in wardrobe, radiator.

### Bathroom

Double glazed window, panelled bath with shower overhead, low level wc, hand wash basin with vanity storage, radiator.

### Outside

### Garage

Up and over door.

### Front Garden

Block paved driveway and path to side access, lawn area with neat flower bed borders, mature privacy hedge.

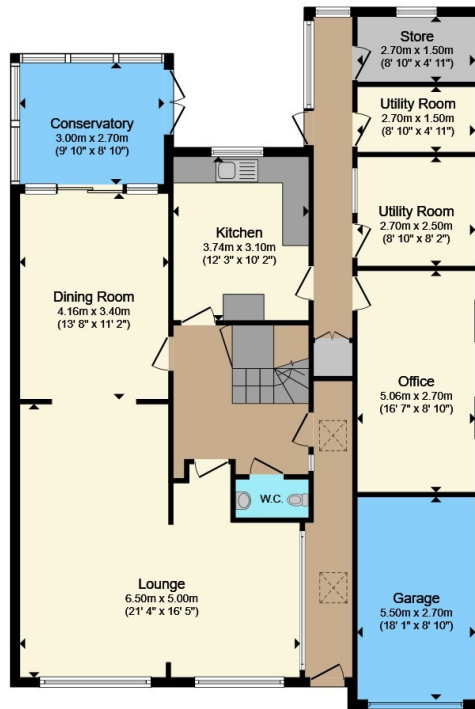
### Rear Garden

Neatly presented lawn, paved patio areas, brick built barbecue, flower bed borders, side gate access.









**Ground Floor**



**First Floor**

**Total floor area 254.1 m<sup>2</sup> (2,735 sq.ft.) approx**

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EPC Rating: D Council Tax  
 Band: F

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Tenure: Freehold



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