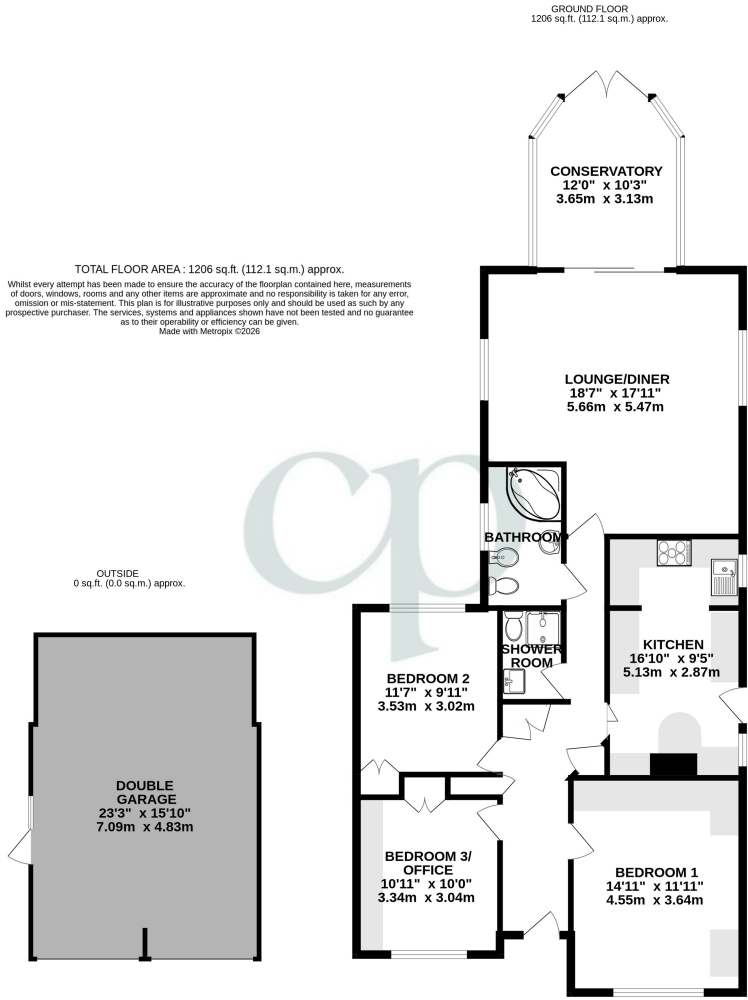




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(88+)	A		
(81-87)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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Occupying a substantial 0.38-acre plot on the prestigious Rectory Lane, Houghton Conquest, this detached bungalow is a total modernization project offered via informal tender. The property is a blank canvas requiring significant investment but offers immense potential for extension or a complete rebuild (STPP). Featuring a double garage and vast gardens, it is sold with no onward chain.

- 0.38-Acre Plot: Exceptional garden space rarely available in this location.
- Redevelopment Potential: Ideal for extension or a bespoke rebuild (STPP).
- Premier Location: Situated on the highly sought-after Rectory Lane in Houghton Conquest.

Ground Floor

Entrance Hall

Airing cupboard housing hot water tank, two storage cupboards, loft access, two radiators.

Lounge/Diner

Double glazed windows to side, two radiators, sliding door to conservatory.

Study/Bedroom Three

Double glazed window to front, fitted units and cupboard, radiator.

Kitchen

Double glazed windows to side, part tiling to splashback areas, range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap over, breakfast peninsula, integrated fridge freezer, split level ovens with extractor, microwave, electric hob, dishwasher, washing machine. Door to driveway and side access.

Conservatory

French doors to garden.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Shower Room

Fully tiled, wash hand basin, low level w/c with separate shower cubicle and electric shower.



Bathroom

Double glazed window to side, fully tiled to all areas, suite comprising of corner bath, wash hand basin, low level w/c, bidet, radiator.

Outside

Double garage

Detached double garage

Parking

Driveway providing ample off road parking.

Front Garden

Mainly laid to lawn

Rear Garden

Mature garden, mainly laid to lawn.

NB

These are preliminary details to be approved by the vendor.

