

Plough Lane, Houghton Conquest, **Bedfordshire, MK45 3GR**
Asking Price: £315,000 Freehold (Subject to contract)

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Plough Lane, Houghton Conquest, Bedfordshire, MK45 3GR

This deceptively spacious three bedroom family home occupies a delightful cul-de-sac position with attractive views across greenery to the side and provides a wealth of sleek, stylish internal accommodation, complemented by allocated parking and an EV charging point.

Approach to the home is via two allocated parking spaces, whilst once inside you're immediately greeted by the entrance hall which has a staircase rising to the first floor accommodation. To the left hand side is the principal reception room, the living room, which has been decorated in stylish neutral tones and hues, with an attractive panelled feature wall creating a focal point.

Beyond here is the kitchen/diner which has been fitted with a comprehensive range of floor and wall mounted units with complementary work surfaces over. Several integrated appliances have been cleverly woven into the design, whilst space has been afforded for additional free standing goods. Ample room has also been provided for a table and chairs, creating a real family/sociable area. A window and French doors overlook the rear garden, flooding the room with an abundance of natural daylight and providing direct access outside. Completing this level is a useful cloakroom.

Moving upstairs, the first floor landing gives way to all the accommodation on this level, the master bedroom of which nestles to the front elevation and benefits from the convenience of its own en-suite shower room. The remaining two bedrooms occupy the rear aspect and are served by a family bathroom which incorporates a panelled bath, low level wc and wash hand basin. Contemporary tiling adorns the splashback areas, whilst a heated towel rail completes the look.

Externally, the rear garden has been thoughtfully maintained with a paved patio area immediately outside the property, providing the perfect spot for relaxing or entertaining. Beyond here the remainder has been laid predominantly to lawn, with a pathway running along one side, whilst timber fencing encloses the boundary.

The village of Houghton Conquest is located between the Bedfordshire towns of Ampthill and Bedford, both of which are approximately five miles from the property and offer extensive amenities, Waitrose stores, schooling and local parks. The village itself has two established pub/eateries, a local store that incorporates a sub post office, village hall, Houghton Conquest lower school and various public footpaths and bridleways. Links into the London St Pancras from Bedford take approximately forty minutes, alternatively the Flitwick platform which is six miles from the property has a regular service taking as little as thirty-five minutes.

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Local Authority - Central Bedfordshire Council

Council Tax Band - D

At a Glance:

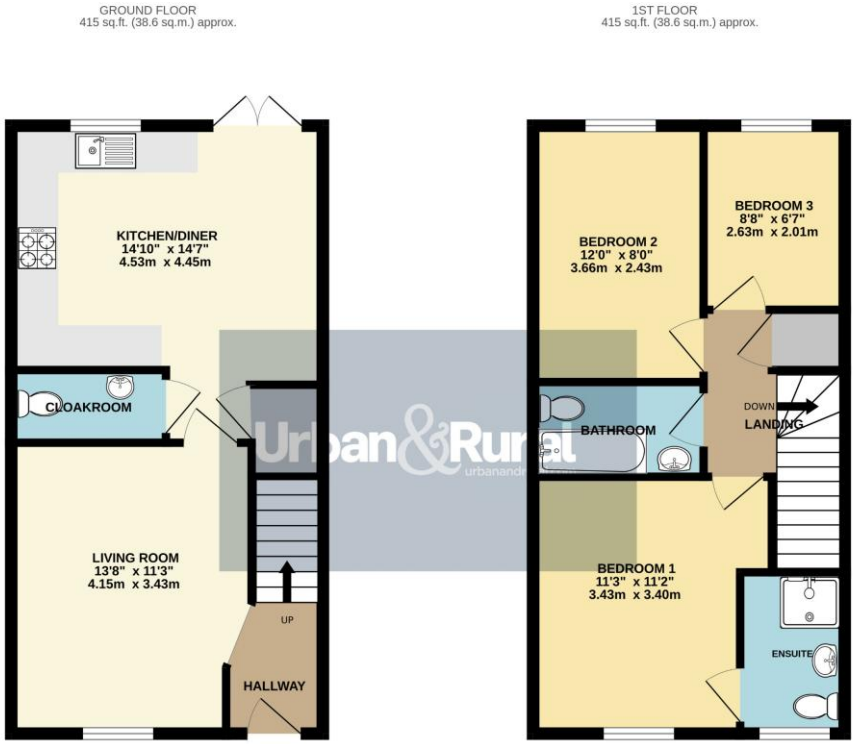
- Stylish three bedroom family home offering well proportioned internal accommodation
- EV charging point & solar panels
- Contemporary kitchen/diner overlooking the garden
- Useful cloakroom
- Attractive living room with stylish panelled feature wall
- Master bedroom with en-suite shower room
- Two further good sized bedrooms served by a bathroom
- Two allocated parking spaces & attractive rear garden
- Complete onward chain





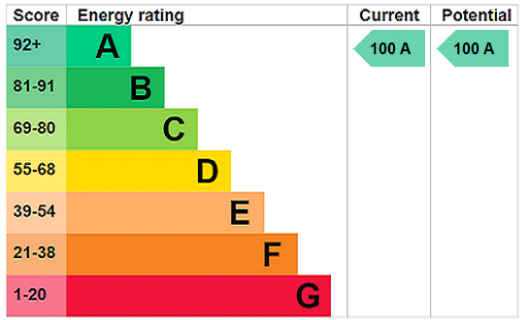


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TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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