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 valuation, contact the numbers listed on the brochure.
A spacious detached four bedroom family house with a double garage, tucked away in the corner of a close.

- Offered with no onward chain worries
- Lounge, Dining Room and Kitchen/Diner
- Bay fronted lounge with real open fire
- Separate study and conservatory
- 4 Bedrooms with ensuite to master bedroom
- Double garage plus off road parking

**Ground Floor**

**Entrance Hall**
Timber glazed entrance door to front, stairs rising to first floor accommodation, under stairs storage cupboard, radiator.

**Cloakroom**
Wash hand basin, low level WC, tiling to splashbacks, engineered wood flooring, double glazed window to side.

**Lounge**
Real open fireplace with marble surround and timber mantle, double glazed bay window to front, radiator.

**Dining Room/Snug**
French doors to garden, radiator.

**Study**
Double glaze window to front, radiator.

**Kitchen**
A range of base and wall mounted units with work surfaces over, one and a half bowl sink drainer unit with mixer tap over, tiled splashbacks, integrated dishwasher, integrated oven and hob with hood over, exposed wood flooring, integrated fridge, oil builder, window to front, radiator.

**Utility Area**
Base and wall mounted units with work surface over, stainless steel sink drainer, space and plumbing for washing machine, built in freezer, radiator.

**First Floor**

**Landing**

**Bedroom One**
Double glazed window to front, radiator.

**Ensuite**
Vanity unit with wash hand basin, shower cubicle, low level WC, fully tiled, heated towel rail, double glazed window to front.

**Bedroom Two**
A range of fitted wardrobes, double glazed window to rear, radiator.

**Bedroom Three**
Double glazed window to front, radiator.

**Bedroom Four**
Double glazed window to rear, radiator.

**Bathroom**
Suite of panelled bath with shower mixer attachment, wash hand basin, low level WC, ceramic tiled flooring, radiator, double glazed window to rear.

**Conservatory**
UPVC and brick construction, French doors to front and rear, wood flooring.

**Outside**

**Rear Garden**
Mainly laid to lawn with flower and shrub borders, side access, fully enclosed.

**Double Garage**
Two up and over doors.

**Directions**
Entering the village of Houghton Conquest from the B530 into The Grove, Sybils Way is on the left just past the Church.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

HOUGHTON CONQUEST - a small village with a mixture of properties. A6 is 2 miles away; M1 Junction 13 is 6 miles away. The mainline station is at Bedford or Flitwick. The village has a Lower school, Middle in Stewartby, an Upper in Wootton, Post office/store, pub & Knife & Cleaver country restaurant.