



2, Jubilee Lane

Langford, Biggleswade,
Bedfordshire, SG18 9PH
Offers in Excess of £460,000

country
properties

Offered with NO UPWARD CHAIN This well presented spacious 3 bedroom detached home boasts 1600 sq foot of versatile family living space. Viewing is essential to fully appreciate all this home has to offer.

- Offered with no upward chain
- 20ft Kitchen/Diner
- Great commuter access to the A1 North and Southbound
- Bedroom 2 with built in wardrobe and en-suite
- South facing rear garden
- Car port and driveway provide off road parking for several cars

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Door to kitchen, living room and Cloakroom. Vertical radiator.

Cloakroom

Low-level WC and vanity wash hand basin with tiled splashback. Obscure double glazed window to side.

Kitchen/Dining Room

6.38m x 4.06m (20' 11" x 13' 4")

A range of wall and base units with work surfaces over. Tiled splash-backs. Double butler sink with swan neck mixer tap over. Range style oven and hob with tiled splash-back and extractor hood over. Two double-glazed windows to front. Space for fridge/freezer. Radiator.

Living Room

6.48m x 4.24m (21' 3" x 13' 11")

Double-glazed window to rear. Feature fire place with inset wood burning stove with timber surround. Radiator. Double-glazed double doors to conservatory.

Conservatory

4.01m x 2.95m (13' 2" x 9' 8")

Victorian style conservatory double glazed conservatory on brick base. Under floor heating. Double glazed double doors to rear garden and double doors into Utility/Store.



Utility/Store

5.00m x 2.57m (16' 5" x 8' 5")
Space and plumbing for 2 washing machines and tumble dryer. Sink and work surface. Double doors to Store. .
Double-glazed windows to side.

Store

2.44m x 2.36m (8' 0" x 7' 9")
Storage area.

Home Office

2.51m x 2.36m (8' 3" x 7' 9")
Built in desks around edge of room.
Double-glazed window to rear. Door onto rear garden.

FIRST FLOOR

Bedroom 1

3.61m x 3.10m (11' 10" x 10' 2")
Double-glazed window to front.
Radiator. Open plan to dressing room.

Bedroom 2

3.56m x 2.72m (11' 8" x 8' 11")
Double-glazed window to rear. Built in wardrobe. Radiator. Door to en-suite.

En-suite

Suite comprising shower cubicle, low-level WC and pedestal wash hand basin. Partially tiles walls. LVT flooring. Obscure double glazed window to rear.

Bedroom 3

3.10m x 2.95m (10' 2" x 9' 8")
Double-glazed window to front.

Bathroom

Suite comprising panel enclosed bath, vanity wash hand basin and low-level WC. Partially tiled walls. Obscured double-glazed window to side.

OUTSIDE

Front Garden

Driveway leading to car port. Mainly laid to artificial lawn on hardstanding with dropped kerb for additional parking.

Rear Garden

Paved patio area. Raised beds. Mainly laid to lawn. Further patio area to the rear with pergola over and raised flower beds.

Parking & Carport

Paved driveway with carport provides off road parking for several cars.

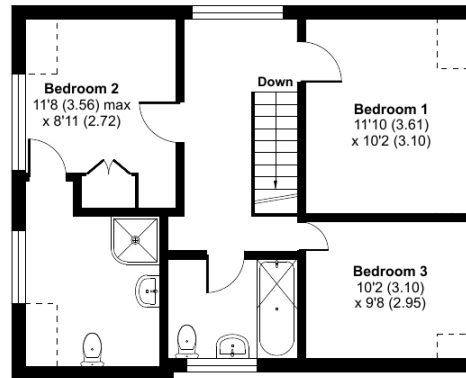


Denotes restricted head height

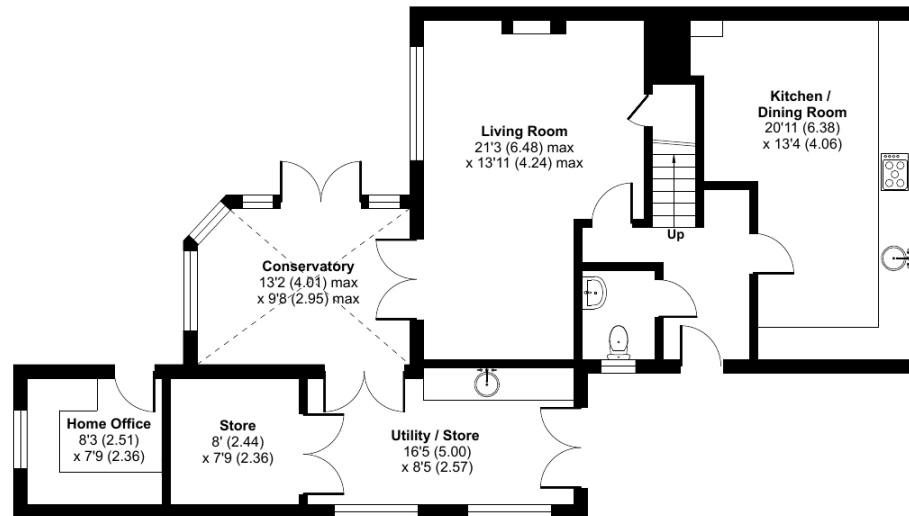


Approximate Area = 1612 sq ft / 149.7 sq m
 Limited Use Area(s) = 24 sq ft / 2.2 sq m
 Total = 1636 sq ft / 151.9 sq m

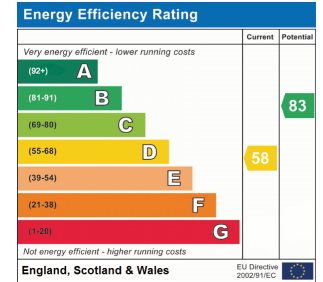
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1081237

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Viewing by appointment only

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