



Manor Close

Langford,
Bedfordshire, SG18 9PU
£350,000

country
properties

This well-proportioned three-bedroom home in Langford is offered chain-free. The property benefits from a garage, ample off-road parking, and a private garden — perfect for relaxed family living or those seeking extra space both inside and out.

- Chain free – a must view!
- Peaceful village location with easy access to Biggleswade mainline station and A1(M)
- Ample off road parking & single garage
- Walking distance to local amenities
- Countryside walks on your doorstep
- Popular cul de sac location

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect vinyl flooring. Storage cupboard housing a boiler. Doors leading to Living Room, multi pane double door to Dining Room and Kitchen.

Kitchen/Breakfast Room

12' 8" x 8' 7" (3.87m x 2.61m) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Space for cooker with extractor fan over. Plumbing and space for washing machine. Space for slimline dishwasher, fridge/freezer and undercounter fridge/freezer. Wood effect vinyl flooring. Window to rear aspect. Patio sliding doors. Archway onto Dining Room.

Dining Room

8' 11" x 8' 7" (2.72m x 2.62m) Fitted carpet. Radiator. Double doors onto entrance hall.

Living Room

14' 0" x 13' 11" (4.27m x 4.24m) Multi pane bay window to front aspect. Feature gas fireplace. Understairs storage cupboard. Radiator. Carpeted stairs rising to first floor.



FIRST FLOOR

Landing

Doors to all bedrooms, bathroom, toilet room and airing cupboard. Loft hatch.

Bedroom One

14' 1" (max) x 10' 9" (max) (4.28m max x 3.28m max) Window to front aspect. Built in wardrobes with sliding doors. Built in cabinet. Fitted carpet. Large over the stairs storage cupboard. Radiator.

Bedroom Two

12' 3" x 8' 0" (max) (3.74m x 2.44m max) Window to rear aspect. Fitted carpet. Radiator.

Bedroom Three

8' 6" x 5' 7" (2.60m x 1.70m) Window to rear aspect. Fitted carpet. Radiator.

Bathroom

Bathroom suite comprising wash hand basin, fully tiled single shower cubicle and bath tub. Fitted carpet. Part tiled walls. Radiator.

Toilet Room

Vanity wash hand basin and low level WC. Fitted carpet. Window to side aspect.

OUTSIDE

Front Garden and Driveway

Decorative stones, paved stepping stones and shrubs. Driveway with parking space for up to three cars. External light.

Rear Garden

Paved patio area. Raised grassed lawn area with raised flower beds and flower and shrubs borders. Paved path to further paved area to rear. Personnel door to garage.

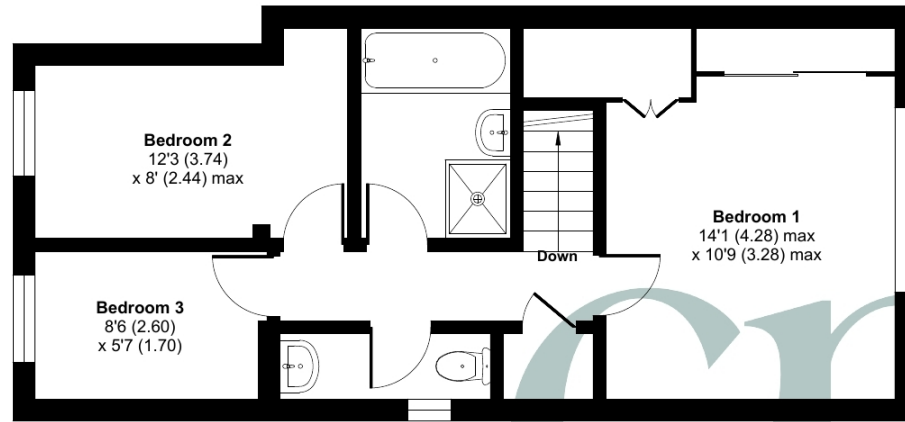
Garage

19' 5" x 9' 6" (5.92m x 2.89m) Up and over door. Power and light. Large multi pane window and multi pane glazed personnel door onto rear garden.

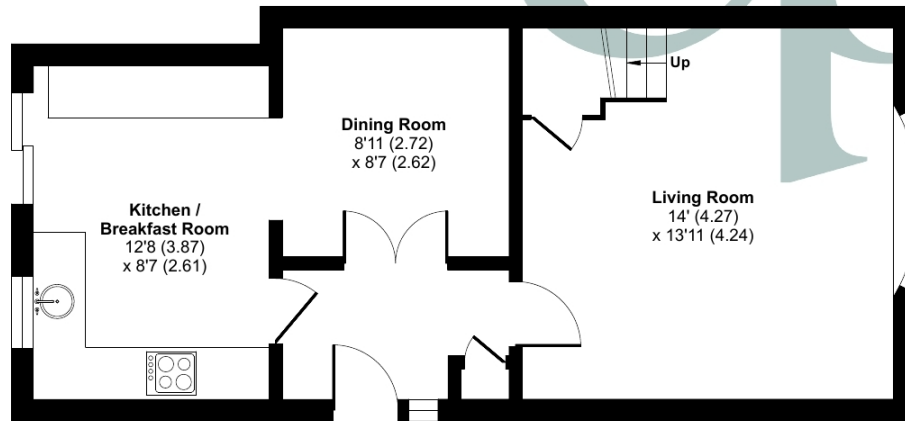


Approximate Area = 887 sq ft / 82.4 sq m
Garage = 184 sq ft / 17 sq m
Total = 1071 sq ft / 99.4 sq m

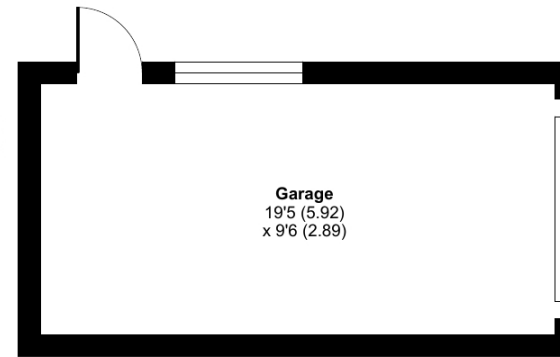
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FIRST FLOOR



GROUND FLOOR



GARAGE

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF:1334800

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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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