



23 Prospect Road, Langford, Biggleswade, Bedfordshire. SG18 9NY

Satchells



3 Bedroom Semi-Detached House £450,000 Freehold

CHAIN FREE! Situated on a corner plot, this beautifully renovated home offers potential to extend, subject to planning. Boasting a large gated driveway, wraparound garden, open plan living/family room, utility room and cloakroom.

- CHAIN FREE
- Three bedroom home
- Large gated driveway
- Corner Plot
- Beautifully renovated throughout
- Potential to extend subject to planning
- Open plan kitchen/family room
- Stunning kitchen with island
- Utility and cloakroom
- EPC rating C. Council tax band C

Ground Floor

Entrance Hallway:

Upvc double glazed door opens into entrance hallway. Upvc double glazed windows to side and front aspects. stairs rise to first floor landing. Wooden flooring. Vertical radiator. Ceiling light. Door to:

Cloakroom:

A modern two piece suite comprising a low level WC and wash hand basin. Tiled splashback. Upvc double glazed window to side aspect. Wooden flooring. Radiator. Ceiling light.

Living Room:

Abt. 14' 2" x 12' 3" (4.32m x 3.73m) A cosy yet spacious room with Upvc double glazed bay window overlooking the front aspect and fireplace with log burning stove. Feature panelling. Wooden flooring. Vertical radiator. Ceiling light.

Open Plan Kitchen/Family Room:

Abt. 10' 9" x 11' 5" (3.28m x 3.48m) This beautiful refitted kitchen offers a stunning island with breakfast bar seating and central gas hob with modern extractor hood above. The kitchen offers a range of cupboards and drawers with complimenting quartz worktops. integrated appliances to include; electric oven, microwave/oven, warming drawer and waste disposal sink. Space for an American style fridge/freezer and dishwasher.

This open plan family room offers lots of room for a dining table, along with a relaxed snug, play corner or study space.

Upvc double glazed patio doors and window overlook the rear garden, bringing in lots of natural light. Wooden flooring, spotlights, Door to:

Utility Room:

The utility room offers an ideal space for additional storage and has plumbing for a washing machine and tumble dryer. Upvc double glazed door opens onto driveway. Upvc double glazed windows overlooking the side garden. Wooden flooring.

First Floor

First Floor Landing:

Doors to all rooms. Carpeted. Ceiling light. Radiator. The upstairs layout has space for a further staircase to be added to the loft space. Planning was previously granted for a rear dormer loft conversion in 2018 to create a fourth bedroom.

Bedroom One:

Abt. 10' 10" x 12' 6" (3.30m x 3.81m) A double bedroom with two Upvc double glazed windows to rear aspect. Carpeted. Ceiling light. Radiator.

Bedroom Two:

Abt. 12' 5" x 9' 8" (3.78m x 2.95m) A further double bedroom with Upvc double glazed window to front aspect. Carpeted. Ceiling light. Radiator.

Bedroom Three:

Abt. 5' 10" x 7' 10" (1.78m x 2.39m) A single bedroom currently being used as a home office. Upvc double glazed window to front aspect. Ceiling light. Radiator. Carpeted.

Bathroom:

Finished to a high specification, this beautifully refitted bathroom offers a bath with rainfall shower over, wall hung vanity unit and WC. Inset lighting. Fitted mirror. Spotlights. Fully tiled walls and flooring. Upvc double glazed window to rear aspect.

**Outside
Outside:**

The property sits on a corner plot with wraparound gardens. The front garden offers a large grassed area with mature trees, shrubs and pathway leading to front door. Moving around the side of the property, the grass continues and leads to the large block paved driveway with electric car charging and enclosed by electric gates. Door into utility room.

The rear garden is low maintenance, fully paved providing an ideal space to entertain. Storage shed. Double doors into kitchen. Gate to driveway.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

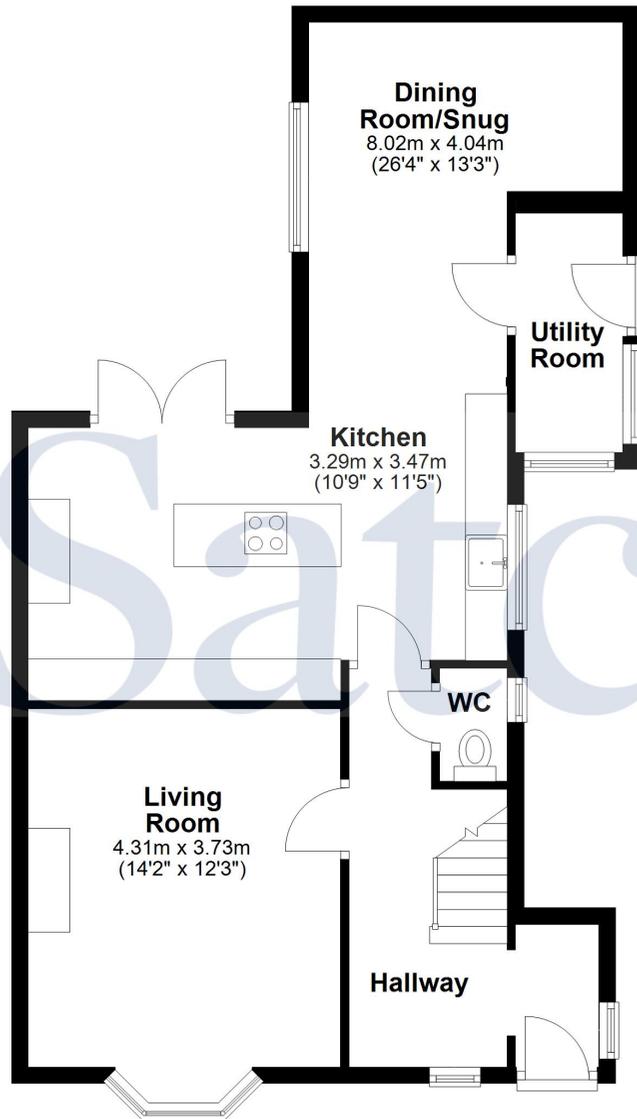




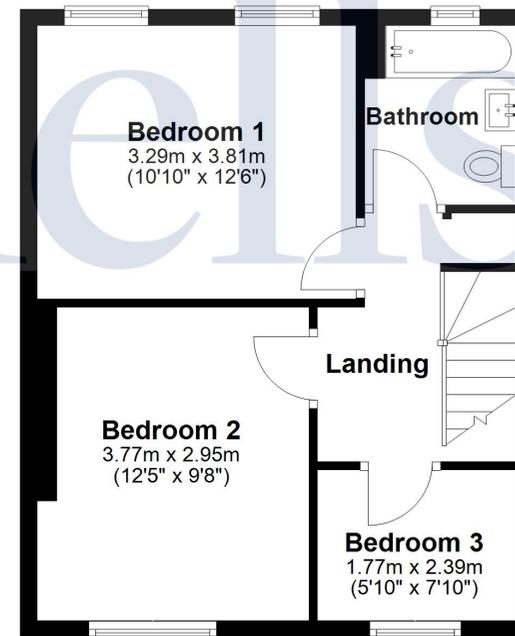
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Satchells

Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.