



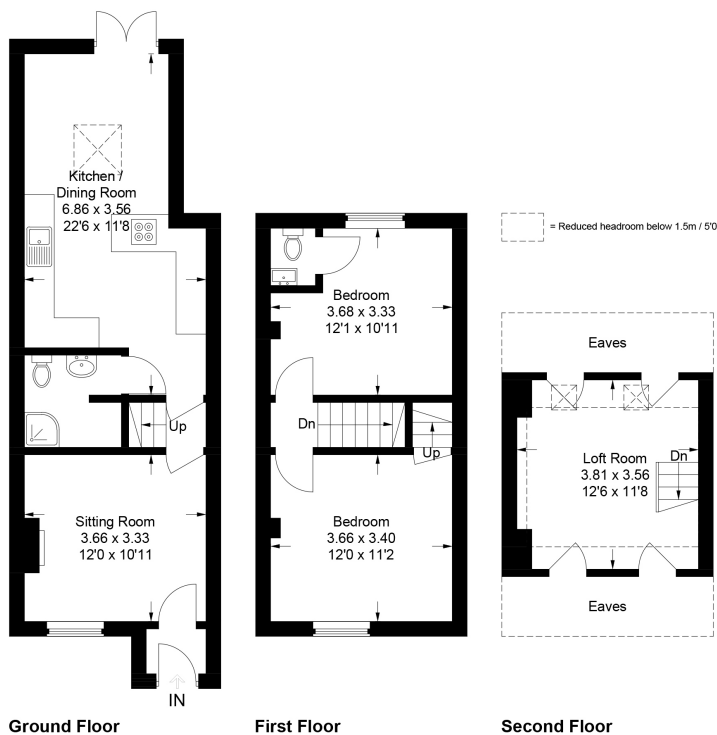
6 Common Road, Langford, Biggleswade, Bedfordshire, SG18 9SA

£300,000

Stunning two bed Victorian cottage EXTENDED to provide quality accommodation boasting a high standard of fittings and finish. Feature fireplace in the sitting room, a superb kitchen/breakfast room with built in appliances, upstairs are two double bedrooms (one with en-suite toilet) and a useful loft room. Outside is a brick built barn, although in need of repair offers great potential for addition accommodation such as a gym/office. There is also a rear garden in excess of 200ft overlooking countryside, CALL TO BOOK A VIEWING.



Approximate Gross Internal Area  
 Ground Floor = 40.6 sq m / 437 sq ft  
 First Floor = 28.8 sq m / 310 sq ft  
 Second Floor = 13.9 sq m / 150 sq ft  
 Total = 83.3 sq m / 897 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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- EXTENDED VICTORIAN COTTAGE
- SITTING ROOM WITH FEATURE FIREPLACE
- 22 FT KITCHEN/DINER WITH CASEMENT DOORS TO REAR
- TWO DOUBLE BEDROOMS
- QUALITY FITTED SHOWER ROOM
- EN-SUITE TOILET TO BED 1
- BRICK BUILT BARN (IN NEED OF REPAIR)
- GREAT POTENTIAL
- WELL PRESENTED
- EASY ACCESS TO A1 & TRAIN STATION
- REAR GARDEN BACKING ONTO COUNTRYSIDE IN EXCESS OF 200FT

