



Church Street

Langford, Biggleswade,
Bedfordshire, SG18 9QA
£750,000

country
properties

Set in the heart of Langford, this exceptional five-bedroom family home combines modern comfort with stylish, spacious living. The ground floor offers three versatile reception rooms and a contemporary kitchen/breakfast room with sleek bi-fold doors opening onto a beautifully landscaped, south east-facing rear garden. Upstairs, there are four generous double bedrooms and a versatile single room, ideal as a home office, with the master bedroom enjoying a luxurious en-suite shower room. Outside, the property boasts a gated driveway providing ample parking, along with a superb garden featuring a games room and bar — perfect for entertaining.

- Offered in immaculate condition, just move in!
- Spacious 18ft (max) open Kitchen breakfast room and 15ft (max) family room with Bi-fold doors onto the garden
- Four piece bathroom suite
- Four double bedrooms - with en-suite to master
- Generously sized south-east facing garden with games room and gym
- Gated driveway access with ample parking



INTERNAL

GROUND FLOOR

Entrance Hall

LVT herringbone style flooring. Radiator. Carpeted stairs rising to first floor with understairs storage cupboard plus open understairs storage space. Doors to Living room and Kitchen/Dining room.

Sitting Room

13' 7" x 12' 8" (4.14m x 3.86m) Multi pane part glazed door. Bay window to front aspect. Wood effect flooring. Radiator. Feature log burner with wooden beam over.

Kitchen/Breakfast Room

18' 6" x 11' 11" (5.64m x 3.63m) Multi pane part glazed door. Kitchen with a range of wall and base units with worksurfaces over. Inset ceramic sink unit with Quooker instant boiling water mixer tap over. Central kitchen island with base units, breakfast bar and integrated Neff hob and stainless steel extractor fan over. Integrated single Neff oven and a single Neff combi oven including microwave. Integrated fridge/freezer and integrated dishwasher. LVT herringbone style flooring with underfloor heating. Multi pane double doors to Family room. Bi-fold doors onto rear garden. Two velux windows to rear aspect.

Dining Room

11' 8" x 11' 3" (3.56m x 3.43m) LVT herringbone style flooring. Feature multi fuel fireplace with wooden beam over. Radiator. Door to utility room.

Family Room

15' 9" x 15' 4" (4.80m x 4.67m) LVT herringbone style flooring with underfloor heating. Bi-fold door onto rear garden. Fitted shelving.

Utility Room

Wood effect vinyl flooring. Range of storage cupboards. Space for fridge/freezer. Plumbing and space for washing machine and tumble dryer on top. Walk through to internal hall.

Cloakroom

Vanity wash hand basin and low level WC. Heated towel rail.

Internal Hall

Radiator. Door to Cloakroom. Side door onto rear garden. Door to garage.

FIRST FLOOR

Landing

Step up to both sides leading to bedrooms and bathroom. Storage cupboard with shelving. Loft hatch.



Bedroom One

15' 8" x 13' 11" (4.78m x 4.25m) Master bedroom with window to front aspect. Real wood flooring. Radiator. Door to En-suite.

En Suite

Vanity wash hand basin, low level WC and walk in double shower cubicle. Heated towel rail. Fully tiled walls. Tiled effect vinyl flooring. Window to side aspect.

Bedroom Two

13' 1" x 13' 0" (3.99m x 3.96m) Bay window to front aspect. Feature fireplace. Fitted carpet. Radiator.

Bedroom Three

15' 7" x 9' 8" (4.75m x 2.95m) Window to rear aspect. Fitted carpet. Radiator.

Bedroom Four

11' 9" x 11' 3" (3.58m x 3.43m) Window to rear aspect. Feature fireplace. Radiator.

Bedroom Five/Office

6' 7" x 5' 11" (2.01m x 1.80m) Window to front aspect. Wood effect vinyl flooring. Over stairs storage cupboard. Fitted desk. Radiator.



Bathroom

Fully tiled bathroom with four piece suite comprising wall mounted vanity wash hand basin, low level WC, roll top freestanding bath tub and double shower cubicle. Wall mounted bathroom cabinet. Tiled effect vinyl flooring. Window to rear aspect.

OUTSIDE

Front Garden and Driveway

Enclosed by electric five bar gate and low brick retaining wall. Number of grassed lawn areas. Established trees borders. Shingled driveway with off road parking space for several cars. Open porch area. Gated side access to rear.

Rear Garden

Large south-east facing rear garden with paved patio area with steps up to raised grassed lawn area. Variety of established shrubs and trees. Paved path leading to further paved patio area with space for a hot tub (not included) and wooden pergola over at the rear of the garden. Timber double shed. Astro turf area with built in garden swings and Outbuilding - Games Room/Bar and Gym/Store.

Outbuilding

15' 6" x 15' 0" (4.72m x 4.57m) Currently used as Games Room/Bar and Gym/Store. Part glazed door. Power and light. Built in wooden bar. Window to side. Vinyl flooring. Door to WC room with low level WC and wash hand basin. Electric heater. Door to Gym/Store 13' 8" x 7' 6" (4.17m x 2.29m) with dual aspect windows to front and side. Wood effect vinyl flooring. Electric heater.

Garage

19' 2" x 15' 4" (5.84m x 4.67m) Remote control roller garage door. Power and light. Megaflow boiler/tank. Black vinyl flooring. Electric heater. Personnel door onto rear garden.





Approximate Gross Internal Area
 Ground Floor = 127.6 sq m / 1,373 sq ft
 First Floor = 79.3 sq m / 853 sq ft
 Outbuilding = 31.3 sq m / 337 sq ft
 Total = 238.2 sq m / 2,563 sq ft

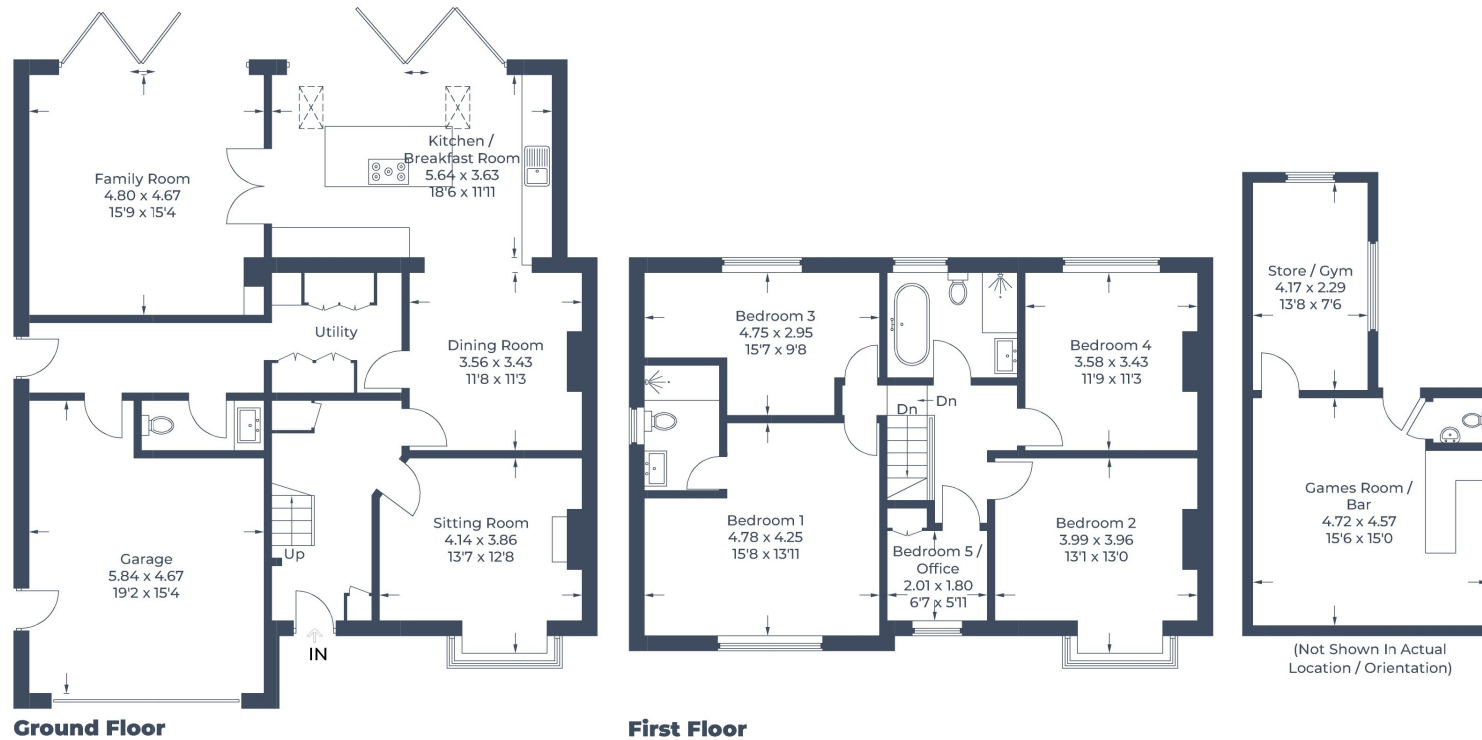


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Viewing by appointment only

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