



Langford, Bedfordshire. SG18 9BZ





5 Bedroom Detached House £800,000 Freehold

Situated within a small cul-de-sac of just five detached homes, this versatile five-bedroom, three-bathroom property offers 1986sqft of accommodation. With a detached double garage and private garden overlooking open countryside we recommend viewing the property in order to see its full potential.

- 1986sqft home
- Small cul-de-sac
- Detached double garage
- Two en-suites
- Five bedrooms
- Large driveway
- Village location
- Countryside views
- East facing private garden
- EPC - C - Council tax - G

Ground Floor:**Entrance Hall:**

Entry via front door with doors leading to all rooms. Oak flooring. Stairs to first floor with understairs storage cupboard. Double glazed French doors providing access to the garden. Two radiators. Coving to ceiling.

Cloakroom:

Two-piece suite comprising of a low-level WC and wash hand basin with vanity unit. Tiled splashback areas. Oak flooring. Radiator. Extractor fan.

Living Room:

Abt: 17' 2" x 11' 5" (5.23m x 3.48m) Dual aspect room with windows to front and rear. Oak flooring. Radiator. Coving to ceiling.

Kitchen/Breakfast Room:

Abt: 16' 0" x 14' 0" (4.88m x 4.27m) Modern gloss kitchen with matching wall and base units with complimenting Quartz worksurfaces. Integrated fixtures include a stainless steel 1.5 sink and drainer with mixer tap. Separate Boiling Hot and Cold tap and water softener. Bosch electric double oven, 5-ring Smeg gas hob, extractor hood, integrated dishwasher and American style Fridge/Freezer. Quartz splashback areas with ceramic tiled flooring. Other features include 3-seater breakfast bar, Wine cooler and deep storage drawers.

Utility Room:

Gloss wall and base units with circular stainless-steel sink and mixer tap. Hidden wall mounted gas boiler. Space for freestanding washing machine and stacked tumble dryer. Ceramic tiled flooring. Double glazed door providing access to both front and rear.

Dining Room:

Abt: 15' 11" x 13' 7" (4.85m x 4.14m) A great space to entertain with French doors overlooking the garden. Gas fire with stone surround and hearth. Oak flooring. Double glazed window to side aspect. Coving to ceiling. Radiator. Spotlights.

Study:

Abt: 9' 0" x 6' 6" (2.74m x 1.98m) Double glazed window to front aspect. Radiator. Carpet flooring.

First Floor:**Bedroom One:**

Abt: 13' 8" x 10' 0" (4.17m x 3.05m) Double glazed window to rear aspect. Radiator. Carpet flooring. Coving to ceiling. Door to Dressing Room with freestanding wardrobes and radiator. Door through to ensuite.

En-Suite:

Three-piece suite comprising of a full width shower, wash hand basin with vanity unit and low-level WC. Wall mounted LED censored mirror. Obscured double glazed window to side aspect. Heated chrome towel rail. Tiled splashback areas. Extractor fan.

Bedroom Two:

Abt: 16' 2" x 11' 2" (4.93m x 3.40m) Double glazed window to front aspect. Radiator. Carpet flooring. Coving to ceiling.

Guest En-Suite:

Three-piece suite comprising of a double width shower cubicle, wash hand basin with vanity unit and low level WC. Wall mounted LED censored mirror. Heated chrome towel rail. Tiled splashback areas and extractor fan.

Bedroom Three:

Abt: 11' 8" x 7' 7" (3.56m x 2.31m) Double glazed window to rear aspect. Carpet flooring. Coving to ceiling. Radiator. Access to loft.

Bedroom Four:

Abt: 11' 5" x 9' 3" (3.48m x 2.82m) Double glazed window to rear aspect. Carpet flooring. Coving to ceiling. Radiator. Access to loft.

Bedroom Five:

Abt: 11' 6" x 7' 6" (3.51m x 2.29m) Double glazed window to front aspect. Radiator.

Coving to ceiling.

Family Bathroom:

Four piece suite comprising of a double width shower, low level WC, panelled bath and wash hand basin with vanity unit. Wall mounted LED censored mirror. Tiled splashback areas. Heated chrome towel rail. Obscured double glazed window to front aspect. Extractor fan.

Outside:

Rear Garden:

Mainly laid to lawn with shrub borders and small patio area overlooking beautiful open fields. It is worth noting that the fields is privately owned and protected from future planning permissions. Gated access to the front of the property. Power points and adjustable outside lighting.

Front Garden:

Turfed area with hedge screening and retaining brick wall. Additional secluded south-facing courtyard area located to the side of the property complete with decorative

screening making it an ideal spot for late-night entertaining.

Garage and Driveway:

Abt: 17' 5" x 17' 2" (5.31m x 5.23m) Access via two up and over doors complete with power and lighting. Off road parking for two cars in front.

About the Area:

This popular village is well positioned for those looking for "Village Life" with good road links to the A1 and London. The nearby towns of Biggleswade and Arlesey offer commuter links into London's Kings Cross St Pancras via train, with a journey time of approximately 30 minutes. The village itself offers a good local primary school and a range of amenities to include a post office, garden centre, pharmacy and doctors' surgery with the added benefit of a range of countryside walks on your doorstep. For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

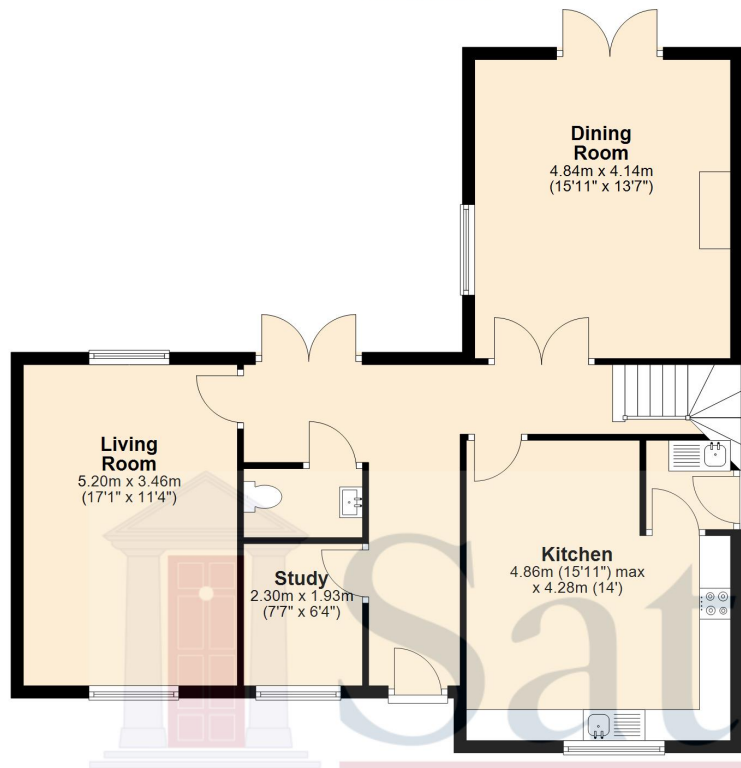




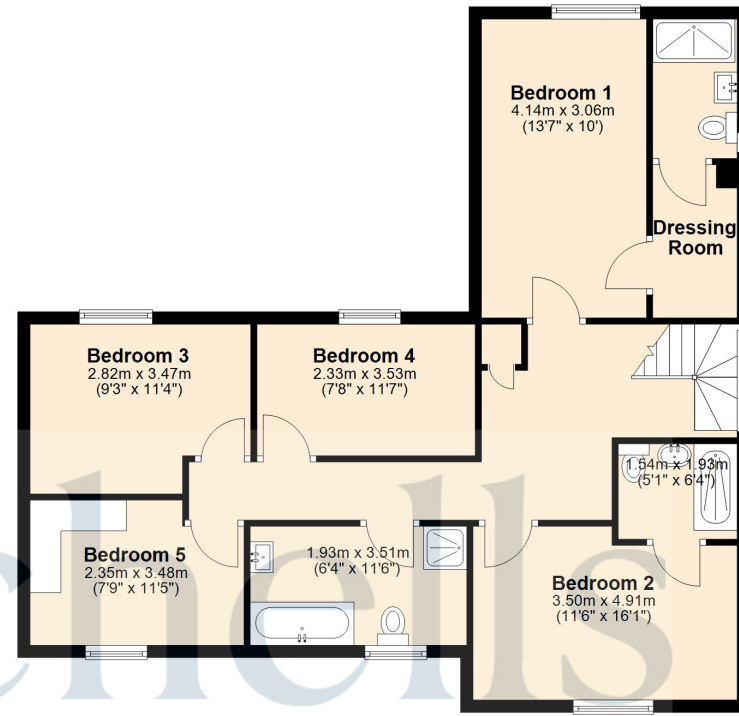
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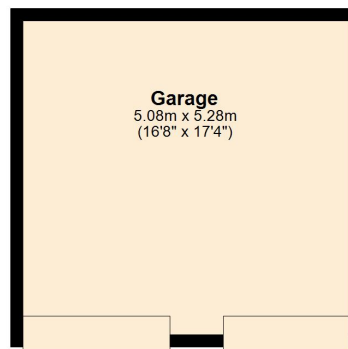
Ground Floor



First Floor



Ground Floor



For illustrative 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.