



9 Southland Rise, Langford, Biggleswade, Bedfordshire. SG18 9PP

Satchells



3 Bedroom End of Terrace House £400,000 Freehold

This beautiful three bedroom family home boasts spacious and versatile accommodation, ideal for family life!

- Three double bedrooms
- Part converted garage
- Built in wardrobes
- Ample off road parking
- Four piece bathroom suite
- Modern fitted kitchen
- Spacious versatile accommodation
- Great family home
- Viewing highly recommended
- EPC rating D. Council tax band D

Ground Floor:
Entrance Porch:

Front door opens into the double glazed entrance which provides an ideal space for shoe and coat storage. Door opens into:

Living Room:

Abt. 12' 3" x 19' 3" (3.73m x 5.87m) A spacious living room with two full height floor to ceiling windows overlooking the front aspect, bringing in lots of natural light. Further double glazed window to side aspect. Feature electric fireplace with stone effect surround. Carpeted. Ceiling and wall lights. Radiator. Sliding glazed doors leading to:

Dining Room:

Abt. 17' 5" x 9' 6" (5.31m x 2.90m) A generous dining room ideal for entertaining and everyday family life. Oak effect flooring. Glazed doors open through to the study and kitchen. Double glazed patio doors open out to the garden. Stairs rise to the first floor landing.

Home Office:

Abt. 8' 5" x 7' 1" (2.57m x 2.16m) The garage has been partially converted to create a useful home office, playroom or gym. Double glazed window to rear aspect. Wood effect flooring. Spotlights. Underfloor heating.

Kitchen:

Abt. 13' 4" x 9' 5" (4.06m x 2.87m) A modern re-fitted kitchen comprising a range of matching wall and base units with a mixture of cupboards and drawers. Complimenting wood effect work surface with integrated sink and drainer and stainless steel mixer tap. Splashback tiles. Integrated double electric built-in oven and microwave oven, four ring gas hob and dishwasher. Space for washing machine and fridge/freezer. Double glazed window and door overlooking the rear garden. Spotlights. Heated towel rail.

Cloakroom:

A modern two piece suite comprising a low level WC and wash hand basin with vanity unit. Splashback tiles. Wood effect flooring. Understairs storage. Ceiling light.

First Floor:
Landing:

Doors to all rooms. Carpeted. Spotlights. Over stairs storage cupboard.

Bedroom One:

Abt. 11' 8" x 7' 7" (3.56m x 2.31m) A spacious double bedroom fitted with a bank of built-in wardrobes providing ample storage. Double glazed window to rear aspect. Carpeted. Ceiling light. Radiator.

Bedroom Two:

Abt. 9' 9" x 11' 2" (2.97m x 3.40m) A further double bedroom with double glazed window overlooking the front aspect. Carpeted. Ceiling light. Radiator.

Bedroom Three:

Abt. 10' 10" x 9' 8" (3.30m x 2.95m) A double bedroom with double glazed window overlooking the front aspect. Carpeted. Ceiling light. Radiator.

Family Bathroom:

A contemporary four piece bathroom suite comprising a low level WC, wash hand basin with vanity unit, single shower cubicle and panelled bath. Fully tiled walls. Wood effect flooring. Stainless steel heated towel rail. Spotlights. Double glazed window to rear aspect.

Outside:

Rear Garden:

A low maintenance east facing rear garden, mainly laid to lawn with a paved patio area, a mature tree, and shrub borders.

Garage:

The garage has been partially converted leaving half of the space as storage and the rest has been converted into the home office.

Driveway:

There is a generous block paved driveway at the front of the property providing ample off road parking.

Additional Information:

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Gas: Mains supply

Drainage: Mains supply

Flood risk: No flooding in last 5 years

Mobile/Phone: Good - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: Council tax band D

Council tax payable: £2,430.84

For further material information please contact the office marketing this property.

Anti-Money Laundering:

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.

Certain photographs in this listing have been enhanced using AI technology to showcase the property's potential and may not represent the exact current condition.

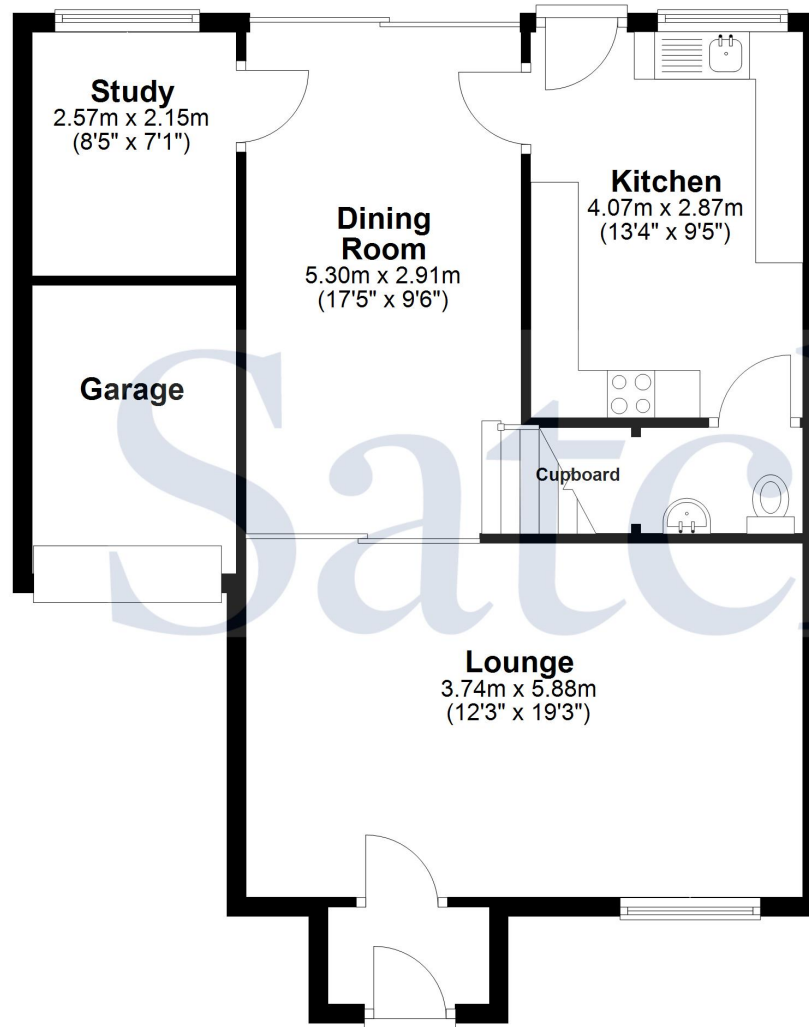




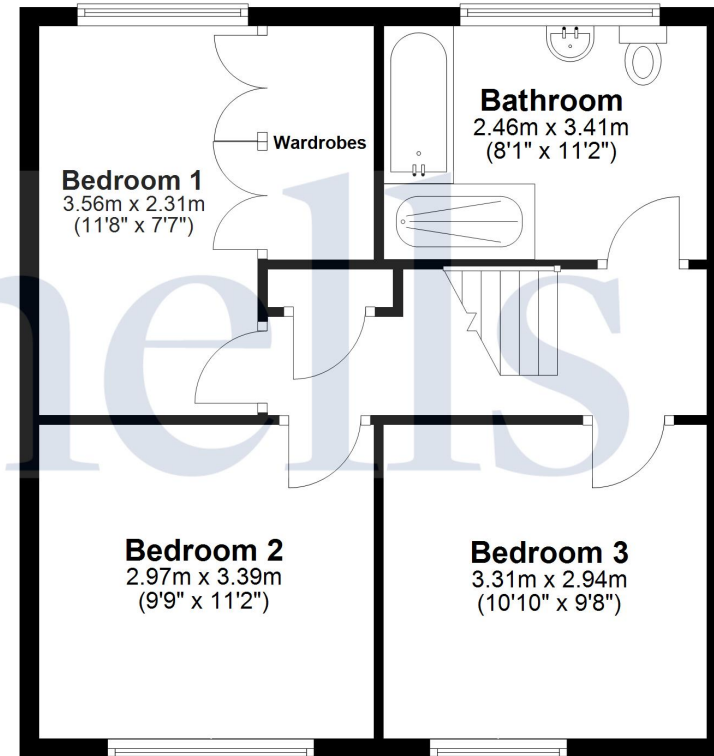
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.