



12 Vicarage Close, Langford, Biggleswade, Bedfordshire, SG18 9QS

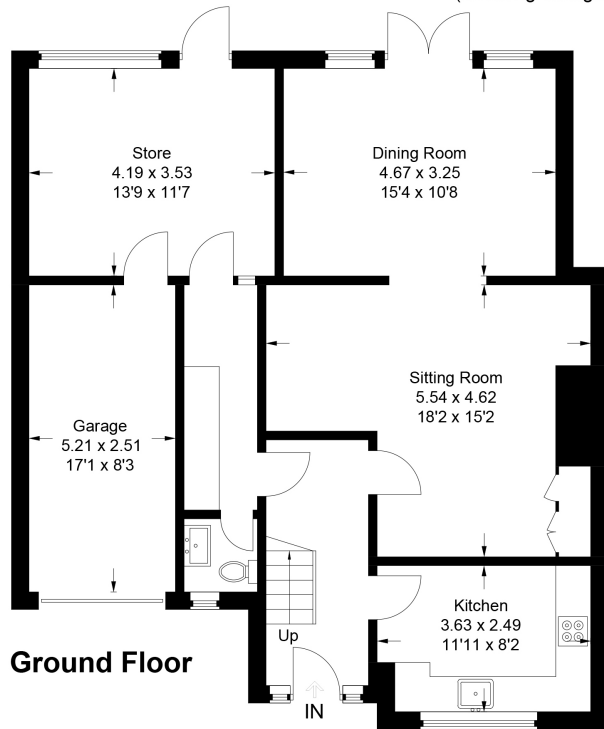
Offers in Excess of £400,000

EXTENDED three bedroom semi-detached home situated in this family friendly cul-de-sac. Well presented with an amazing living area with spacious lounge leading to the extended open plan dining room overlooking the south facing rear garden. Fitted kitchen plus useful utility area and cloakroom. Ample off road parking via the block paved driveway and garage. Brand new boiler. Well worth viewing.

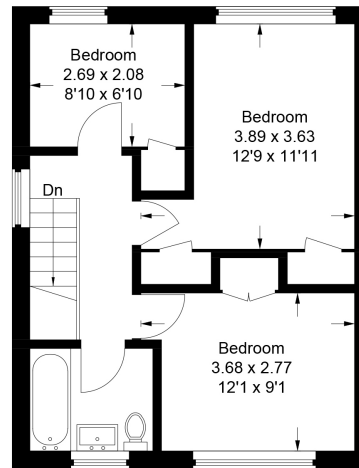
Lane &
BENNETTS

- EXTENDED SEMI-DETACHED FAMILY HOME
- AMAZING LIVING AREA WITH SPACIOUS LOUNGE + OPEN PLAN DINING ROOM
- THREE BEDROOMS
- KITCHEN, UTILITY AREA & CLOAKROOM
- GARDEN ROOM
- SOUTH FACING REAR GARDEN
- GARAGE & BLOCK PAVED DRIVEWAY
- AMPLE OFF ROAD PARKING
- FAMILY FRIENDLY CUL-DE-SAC LOCATION
- EASY ACCESS TO A1 & TRAIN STATION

Approximate Gross Internal Area
 Ground Floor = 94.6 sq m / 1,018 sq ft
 First Floor = 40.5 sq m / 436 sq ft
 Total = 135.1 sq m / 1,454 sq ft
 (Including Garage)



Ground Floor



First Floor

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.
 © CJ Property Marketing Ltd Produced for Lane & Bennetts

