



Langford, Biggleswade, Bedfordshire. SG18 9QQ





2 Bedroom Semi-Detached House £350,000 Freehold

This stunning two bedroom home is presented beautifully throughout, boasting a modern fitted kitchen, spacious living room and an immaculate rear garden perfect for entertaining.

- Complete upper chain
- Two double bedrooms
- Modern kitchen
- Parking for two cars
- Landscaped rear garden
- Village location
- Modern bathroom
- Approx 16ft living room
- Kitchen appliances included
- EPC rating D. Council tax band C

Ground Floor

Entrance:

Newly fitted front door opens into the entrance hallway. Stairs rise to the first-floor landing. Doors to kitchen and living room. Double glazed window to front aspect. LVT flooring.

Kitchen:

Abt. 15' 8" x 9' 7" (4.78m x 2.92m) A modern fitted kitchen comprising of matching wall and base units with a grey laminate worksurface, tiles to splash back area, inset sink with swan neck tap. Appliances to remain include Bosch washing machine, Bosch electric hob, Electrolux electric oven, under counter dish washer and fridge freezer. Three-seater breakfast bar. Access to storage cupboard. Cupboard containing 4 year old boiler. LVT flooring. Double glazed windows to both front and side aspect. Two ceiling lights. Radiator.

Living Room:

Abt. 15' 9" x 11' 0" (4.80m x 3.35m) A generous living room with double glazed window to front aspect as well as double glazed patio doors opening into rear garden offering lots of natural light. Stylish electric fireplace. LVT flooring. Ceiling light. Radiator.

Conservatory:

Abt. 12' 8" x 11' 4" (3.86m x 3.45m) Accessed via the kitchen, the conservatory is currently used as a dining area. French patio doors lead to the rear garden, the room is filled with natural light and is perfect for entertaining. Tiled flooring. Ceiling light. Underfloor heating.

First Floor

Landing:

Doors leading to all rooms. Double glazed window to rear aspect. LVT flooring.

Bedroom One:

Abt. 15' 8" x 9' 11" (4.78m x 3.02m) Dual aspect room with double glazed windows to front and rear aspects. Access to small storage cupboard. LVT flooring. Two ceiling lights. Radiator.

Bedroom Two:

Abt. 11' 3" x 10' 9" (3.43m x 3.28m) Double glazed window to front aspect. LVT flooring. Ceiling light.

Shower Room:

Abt. 7' 8" x 5' 5" (2.34m x 1.65m) Modern three-piece suite comprising of a walk-in shower unit, vanity unit with WC and wash hand basin. Double glazed window to rear aspect. LVT flooring. Ceiling light. Chrome heated towel rail.

Outside

Rear Garden:

A beautifully landscaped rear garden featuring a stylish patio and adjoining decking area, with a spacious shed with power for added storage. Gravelled area to side of property which could be used for additional storage if required.

Parking:

Gravel driveway with parking for two cars.

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 school and a range of amenities including a post office, general stores, pharmacy, doctors' surgery and farm shop. With the added benefit of a range of countryside walks on your doorstep. 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.

Agents Note:

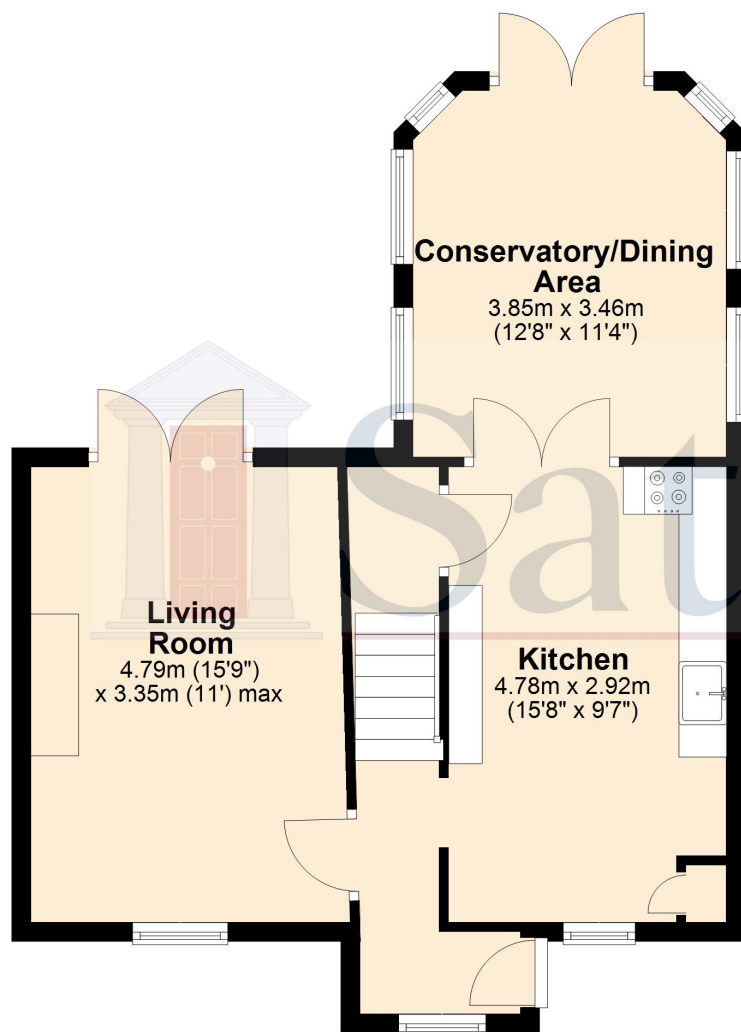
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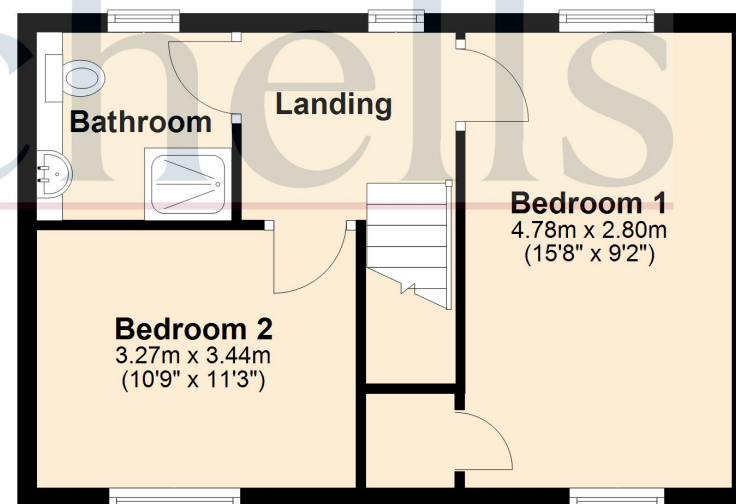
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Ground Floor



First Floor



For illustration 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.