



Hornbeam Lane, Langford, Bedfordshire. SG18 9GR

| Satchells



3 Bedroom Detached House £475,000 Freehold

A well-presented, modern three-bedroom detached family home with an ensuite, open-plan kitchen/diner, and ample parking, it's the perfect home. Book your viewing today!

- Three double bedrooms
- Ensuite to main bedroom
- Modern throughout
- Ample parking
- South facing garden
- Built in storage
- Detached
- Generous kitchen/diner
- Desirable village location
- EPC rating B. Council tax band E

Ground Floor**Hallway:**

Stairs to the first floor. Doors to all rooms. Radiator. Wood effect flooring.

WC:

Low-level WC and hand wash basin. Tiled flooring. Tiles to splash back area. Frosted window to the front aspect.

Living Room:

A generous living room with built in storage. Large double-glazed window to the front aspect. Ceiling light. Carpet flooring. Radiator.

Kitchen/Diner:

A modern kitchen diner with shaker style kitchen and contrasting worktops. Integrated fridge/freezer, dishwasher, oven with gas hob and overhead extractor. Stainless steel sink and drainer. Wall mounted boiler. Wood effect flooring. Spotlights. Double glazed window to rear aspect. French doors leading to garden.

First Floor**Bedroom One:**

Window to the front aspect. Radiator. Carpet flooring. Built in mirrored wardrobes. Door leading to the ensuite

Ensuite:

Modern suite comprising of a shower cubicle, low level WC and wash hand basin with mixer tap. Wall mounted mirrored cabinet. Tiled splashback areas. Tiled flooring. Spotlights.

Bedroom Two:

Double room with window to the rear aspect. Carpet flooring. Radiator.

Bedroom Three:

A small double bedroom or large single room. Window to rear aspect. Carpet flooring. Radiator.

Bathroom:

Modern suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin with mixer tap. Obscured window. Wood effect flooring. Tiled splashback areas. Spotlights.

Outside**Garden & Parking:**

The South facing rear garden features a large patio area for outdoor dining and entertaining with a wooden gazebo to the rear. Manicured lawn with wooden sleeper. Path leading to storage shed. To the front of the property is a large block paved driveway for multiple vehicles.

**Additional Information
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 and pharmacy. 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:

This property is being sold as part of an Assisted Move scheme. Before an offer can be accepted, any prospective purchaser would be required to speak with Move with Us who will confirm your finances and conduct their own Anti-Money Laundering checks.

Anti-Money Laundering (AML):

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

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.

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

Electric: Mains

Drainage: Mains

Flood risk: Yes.

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

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

Tenure: Freehold

Council Tax Band: E

Council tax payable: £3016.45

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

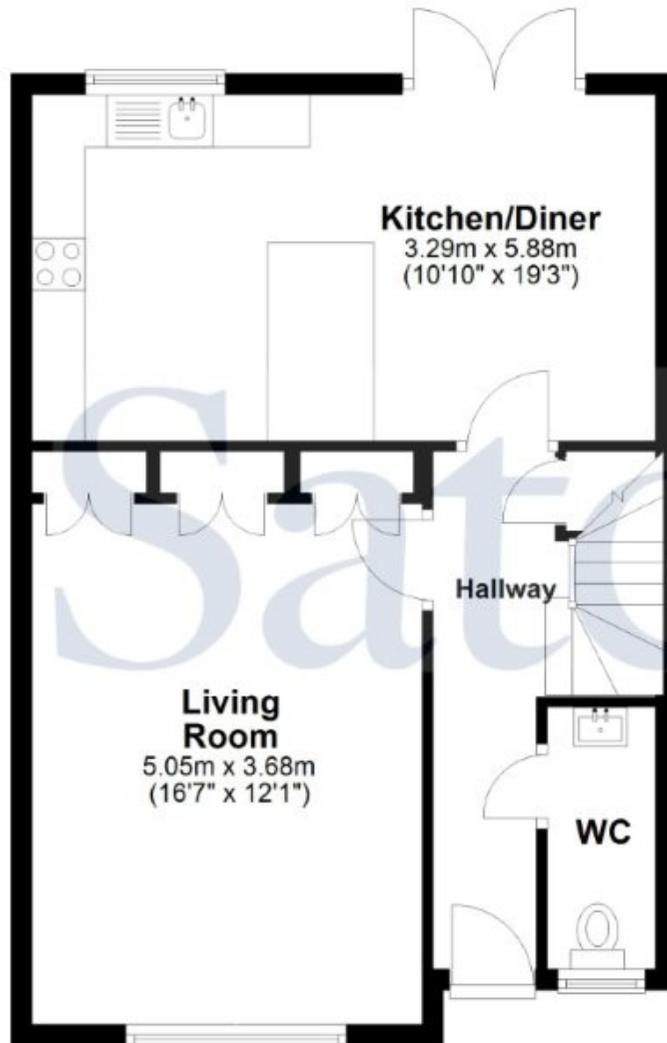




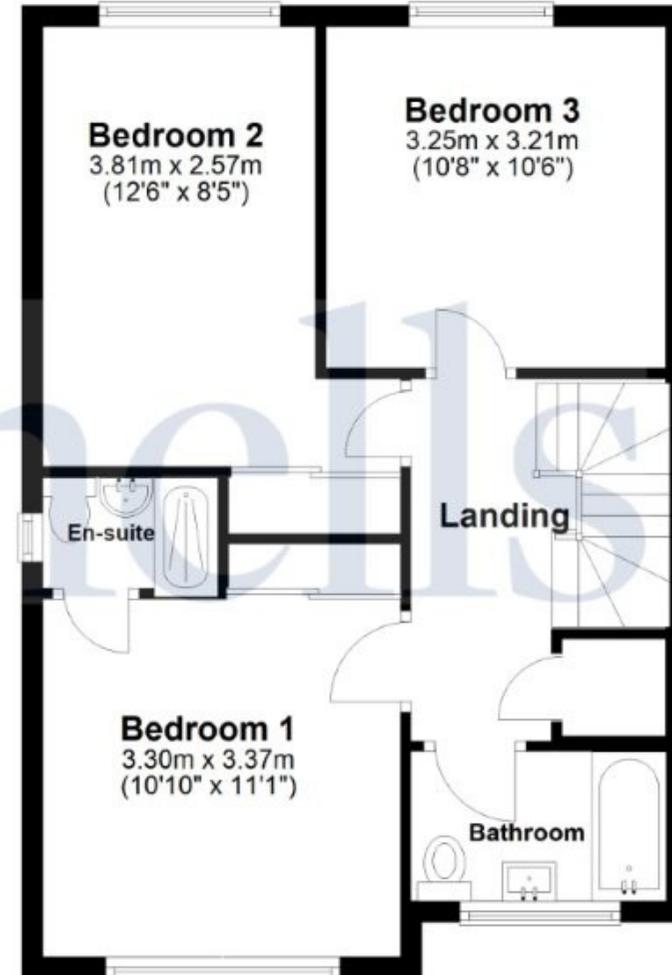
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property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