



27, Blackbird Gardens

Langford, Biggleswade,
Bedfordshire, SG18 9RD

£400,000

country
properties

Built by Messrs Bloor Homes this modern 3 bedroom home is offered in superb condition throughout and benefits from allocated off road parking for 2 cars. Just move in!

- Still retaining LABC 10x year warranty
- Amtico flooring to ground floor
- Master bedroom with en suite
- 12ft Stylish kitchen with integrated appliances
- Paved parking for 2x cars to the side of the property with underground cable duct with draw wire ready to install EV charger
- Countryside and riverside walks on your doorstep
- Part boarded loft with ladder and light provides additional storage

GROUND FLOOR

Entrance Hall

Stairs raising to first floor. Radiator. Amtico flooring. Door to living room.

Living Room

4.90m (max) x 3.76m (max) (16' 1" x 12' 4") Double-glazed windows to front. Under stairs storage cupboard. Amtico flooring. Panelled walls to dado height. Radiator. Door to kitchen/Diner.

Kitchen/Diner

3.76m x 3.71m (12' 4" x 12' 2") A range of wall and base units with roll-edged work surfaces over and upstands. 1.5 sink and drainer unit with swan neck mixer tap over. Integrated double electric oven. Gas hob with stainless steel splash back and stainless steel extractor hood over. Integrated fridge freezer. Integrated dishwasher. Amtico flooring. Double-glazed patio doors on to rear garden. Radiator. Utility area with space and plumbing for washing machine with worksurface over and wall mounted gas boiler. Door to cloakroom.

Cloakroom

Low-level WC and pedestal wash hand basin. Amtico flooring.



FIRST FLOOR

Landing

Doors to all bedrooms and bathroom.
Loft access with ladder and light to part boarded loft space.

Bedroom 1

3.43m (max) x 3.35m (max) (11' 3" x 11' 0")
Double-glazed window to rear. Radiator.
Door to en-suite.

En-suite

Suite comprising low-level WC, vanity wash hand basin with tiled splashback and double shower cubicle. Obscured double-glazed window to rear. Radiator.

Bedroom 2

3.89m (max) x 2.59m (12' 9" x 8' 6")
Double-glazed window to front.
Radiator.

Bedroom 3

3.89m (max) x 2.16m (max) (12' 9" x 7' 1")
Double-glazed window to front.
Radiator. Bulk head storage cupboard.

Bathroom

Suite comprising low-level WC, pedestal wash hand basin with tiled splashback and panel enclosed bath with shower over. Obscured double-glazed window to side. Radiator.

OUTSIDE

Rear Garden

Mainly laid to lawn. Paved patio area with side access gate. Water tap.
Timber shed to remain.

Front Garden

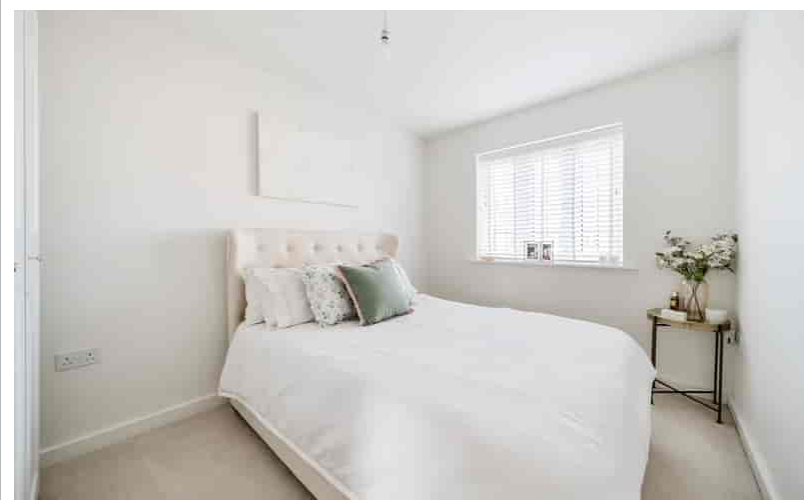
Mainly laid to lawn with paved path leading to front door. Shrub borders.

Parking

Two allocated parking spaces to the side of the property.

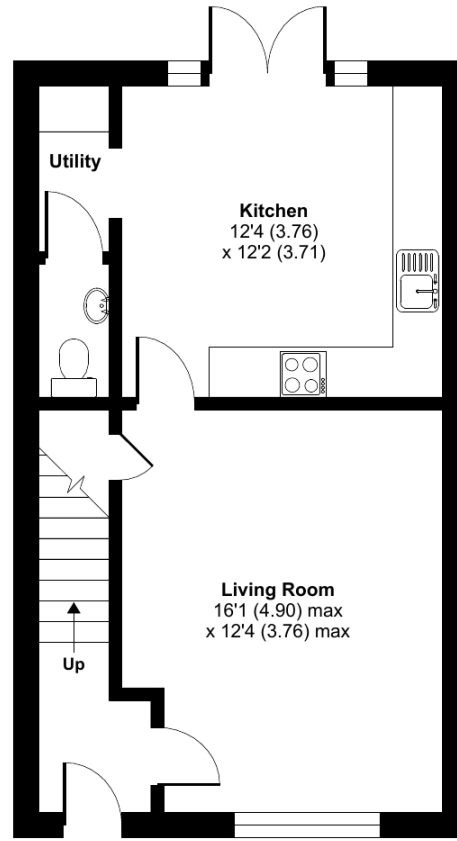
AGENTS NOTE

We have been informed by the seller that the service charge is expected to be around £200 per annum. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

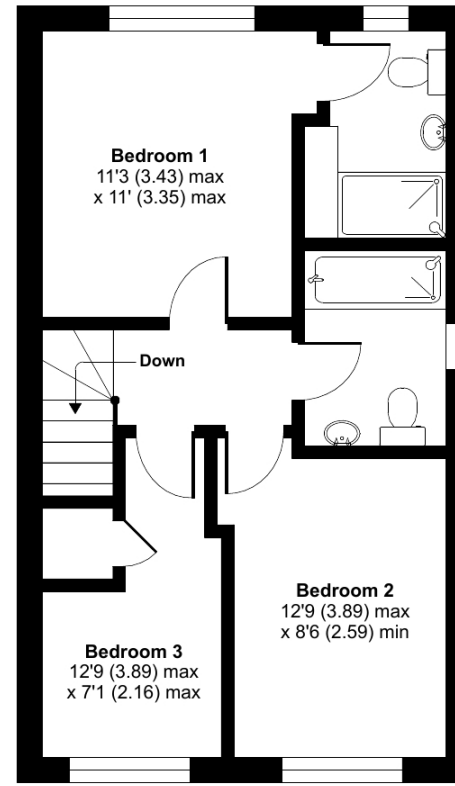


Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1084520

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

country properties