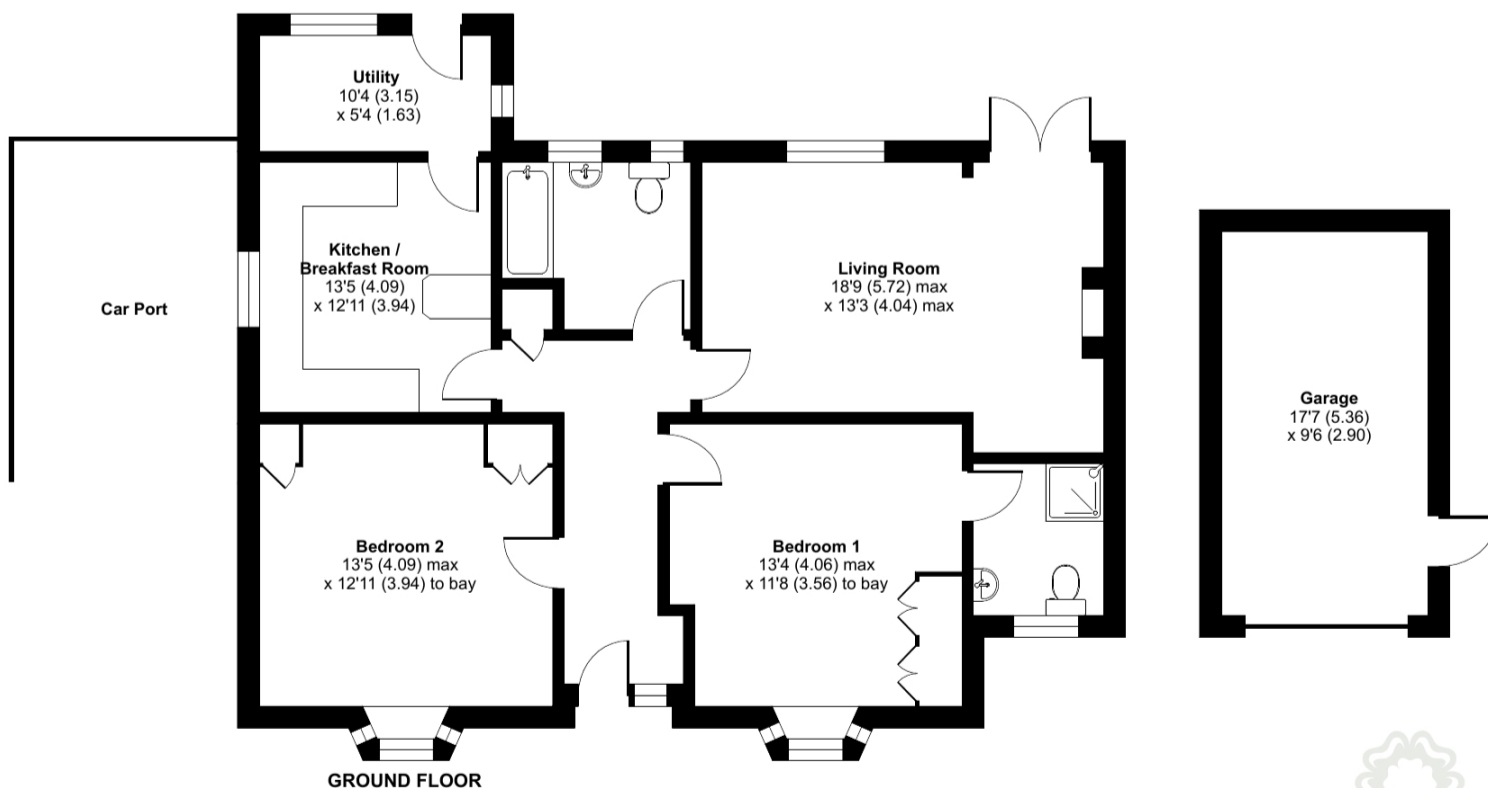




Approximate Area = 1009 sq ft / 93.7 sq m  
Garage = 167 sq ft / 15.5 sq m  
Total = 1176 sq ft / 109.2 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1049294



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

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**\*\* OPEN HOUSE - SATURDAY 6TH APRIL \*\* 13.00 - 15.00 - (BY APPOINTMENT ONLY)** This spacious 2 double bedroom bungalow set in the popular village of Langford boasts garage and ample off road parking

- Master bedroom with built in wardrobes and en suite
- Garage with power and light
- Offered with no upward chain
- Driveway parking with off road parking for several cars
- Excellent access onto the A1
- Private enclosed rear garden

#### Entrance Hall

Doors in to all rooms. Radiator. Loft access with pull down ladder to fully boarded loft space. Cupboard housing wall mounted gas boiler and overhead storage.

#### Living Room

5.72m x 4.04m (18' 9" x 13' 3")  
Double-glazed window to rear. Radiator. Two wall lights. Feature electric fire with tiled hearth.

#### Kitchen

4.09m x 3.94m (13' 5" x 12' 11")  
A range of wall and base units with roll-edged worksurfaces over. Tiled splashback. Inset stainless steel 1.5 sink and drainer unit with swan neck mixer tap over and boiling water tap. Built in eye level electric Neff oven and grill. Gas hob with extractor hood over. Integrated Neff slimline dishwasher. Breakfast bar. Radiator. Double-glazed window to side. Multi-paned door to utility room.



#### Utility Room

3.15m x 1.63m (10' 4" x 5' 4")  
Double-glazed window to rear and side. Double-glazed door on to rear garden. Space and plumbing for washing machine and tumble dryer. Space for fridge and freezer.

#### Bedroom 1

4.06m x 3.56m (13' 4" x 11' 8")  
Double-glazed bow window leaded light to front. Radiator. Built in wardrobe. Door to wet room.

#### Wet room

Low level WC, pedestal hand wash basin & shower with soakaway. Heated towel rail. Obscured double-glazed window to front. Extractor fan.

#### Bedroom 2

4.09m x 3.94m (13' 5" x 12' 11")  
Double-glazed leaded light bow window to front. Double-glazed window to side. Radiator. Built in wardrobe.

#### Bathroom

Suite comprising panel enclosed bath with electric shower over, pedestal hand wash basin & low-level WC. Two obscured double-glazed windows to rear. Fully tiled walls. Chrome heated towel rail.

#### Rear Garden

Paved patio area. Laid mainly to lawn. Gated access to front. Service door to garage.

#### Front Garden

Paved driveway leading to garage providing off road parking for several cars. Car port with water tap. Laid to shingle with retaining brick wall to front.

#### Garage

Up and over door. Window to rear. Power and light.

