The Fields

Langford, Biggleswade,
Bedfordshire, SG18 9QX
£260,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 2 bedroom character cottage is situated in lovely quiet lane on the edge of Langford, it offers the peace and tranquillity of a country location, but is just a short drive to Biggleswade with its retail park and train line to London. The ground floor has the benefit of an entrance porch, so you don't step straight into the living room, once inside, the cottage is bright and homely with a feature fireplace and a nice open plan layout that makes the most of the living space. There is a surprisingly large utility/cloakroom which provides good extra storage. On the first floor the main bedroom has a bank of fitted wardrobes and the rear 2nd bedroom is a great space to work from home, or have a guest bedroom. The modern shower room is on the first floor between the 2 bedrooms, another plus point for a cottage of this era. Outside the property comes with 2 parking spaces and room to have a shed, plus a courtyard garden with gated access to the rear.

- Mid terrace character cottage
- 2 bedrooms
- Living room with feature fireplace
- First floor shower room
- Ground floor cloakroom/utility room
- Quiet no through lane location
- Modern kitchen with useful lobby area
- Courtyard garden
- Parking for 2 vehicles
- £25 per month service charge

I like weird people...
The black sheep, the
odd ducks, the rejects,
the eccentric, the loners,
the lost and the forgotten
More often than not,
these people have the
most beautiful souls.
SHE DESIGNED
A LIFE
SHE
LOVED
Relax

Room Sizes

Living Room - 10' 6" x 10' (3.20m x 3.05m)

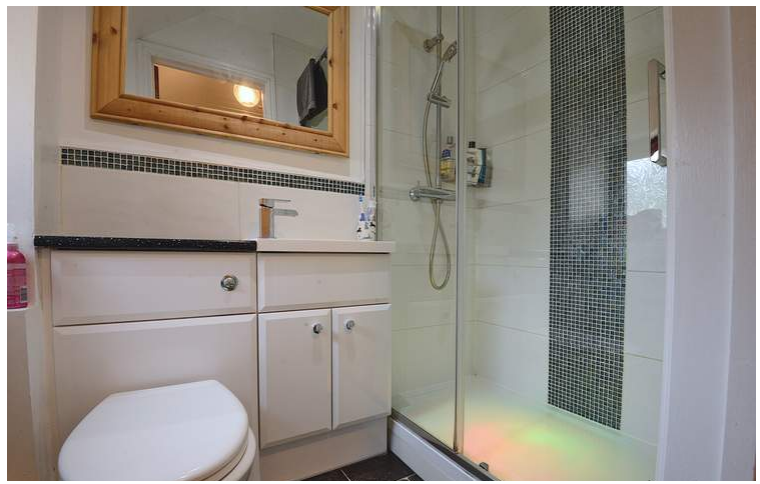
Kitchen - 10' 6" x 6' 6" (3.20m x 1.98m)

Utility Room/Cloakroom - 7' 1" x 6' 2" (2.16m x 1.88m)

Bedroom 1 - 10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom 2 - 10' 6" x 6' 1" (3.20m x 1.85m)

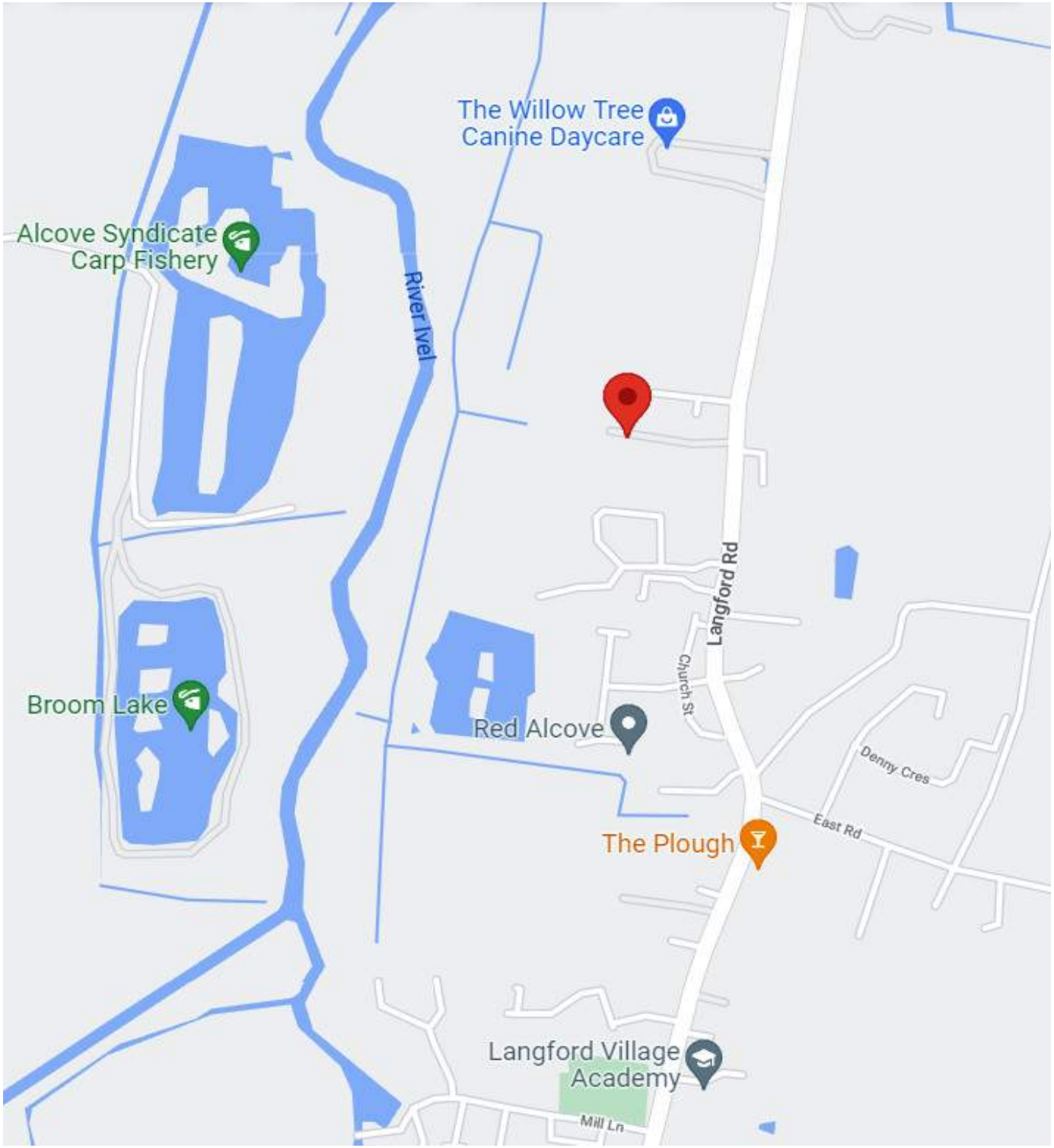
Shower Room - 6' 9" x 3' 11" (2.06m x 1.19m)



Location

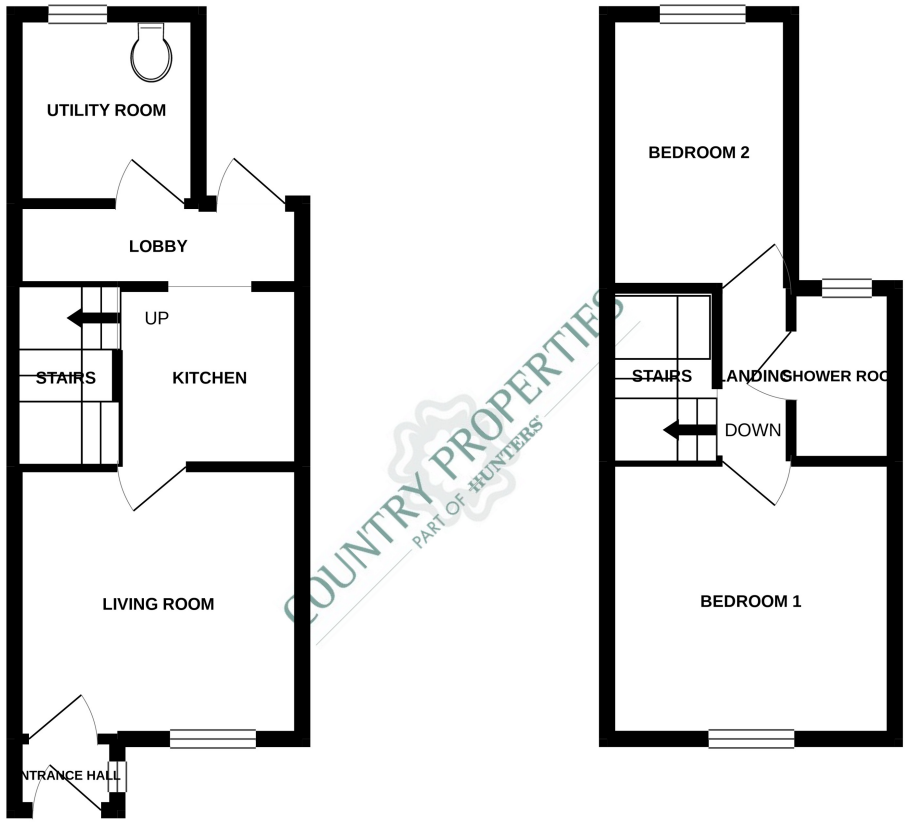
Langford

This property is situated in the Bedfordshire village of Langford. The village has good local facilities, including two general stores, a farm shop, post office, pharmacy, doctor’s surgery, an excellent garden centre and lots of lovely country and riverside walks. Being close to good schools, this is a very popular location for families. There are excellent transport links to London plus shopping facilities in the nearby towns of Biggleswade and Hitchin.



GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.

1ST FLOOR
238 sq.ft. (22.2 sq.m.) approx.



COUNTRY PROPERTIES
PART OF HUNTERS

TOTAL FLOOR AREA : 498 sq.ft. (46.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

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 valuation, contact the numbers listed on the brochure.

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

PART OF HUNTERS®