



# Lakes Close

Langford, Biggleswade,  
Bedfordshire, SG18 9SJ  
£490,000

country  
properties



Offered with no upward chain and set within a small cul de sac this 3 bedroom well presented detached home has been sympathetically extended to provide spacious living. Viewing is essential to appreciate this lovely home.

- Countryside walks on your doorstep - ideal for walking the dog!
- Views over farmland to the front
- Offered with no upward chain - move straight in!
- Useful utility room and cloakroom
- Parking to the front for 3 cars
- Excellent commuter access onto the A1

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood effect flooring. Doors into cloakroom. Storage cupboard. Door into living room.

#### Cloakroom

Low level WC. Vanity wash hand basin. Heated towel rail. Wood effect flooring. Wood paneling to dado height. Obscure double glazed window to front.

#### Living Room/ Dining Room

27' 3" into bay x 16' 6" max (8.31m into bay x 5.03m max) 27' 3" x 16' 6" (8.31m x 5.03m) L-shaped room with double glazed multi pane bay window to front with fitted shutters. Wood effect flooring. Two wall lights. Double glazed double doors with wing windows to rear garden. Two radiators. Spot lights. Stairs rising to first floor. Feature wall and ceiling beams.

#### Kitchen

12' 2" x 9' 6" (3.71m x 2.90m) A range of wall and base units with roll edge worksurfaces over. Inset ceramic sink and drainer unit with swan neck mixer tap over. Built in eye level electric oven and grill and induction hob with extractor fan over. High gloss tiled brick effect splashbacks. Integrated dishwasher. Integrated fridge/freezer. Vertical radiator. Vaulted ceiling with exposed beams. Tiled flooring. Multi pane door into utility room.



## Utility Room

8' 2" x 6' 11" (2.49m x 2.11m) A range of wall and base units with roll edge worksurfaces over. Integrated washing machine. Space for tumble dryer. Wood effect flooring. Extractor fan. Radiator. Door onto rear garden. Opening to study.

## Study

11' 6" max x 8' 2" max (3.51m max x 2.49m max) Multi pane double glazed window to front. Wood effect flooring. Radiator.

## FIRST FLOOR

## Landing

Loft access. Multi pane double glazed window to side. Storage cupboard housing a wall mounted gas boiler. Shelving.

## Bedroom One

16' 5" max x 10' 6" max (5.00m max x 3.20m max) Master bedroom with two double glazed windows to rear. Two radiators.

## Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m) Multi pane double glazed window to front. Radiator.

## Bedroom Three

8' 2" x 5' 11" (2.49m x 1.80m) Multi pane double glazed window to front. Radiator.

## Bathroom

Three piece bathroom suite comprising wash hand basin, low level WC and a panel enclosed bath with mixer tap, shower attachment, rainfall shower head over and glass shower screen to side. Heated towel rail. Part tiled walls. Tiled flooring. Extractor fan. Window to side.

## OUTSIDE

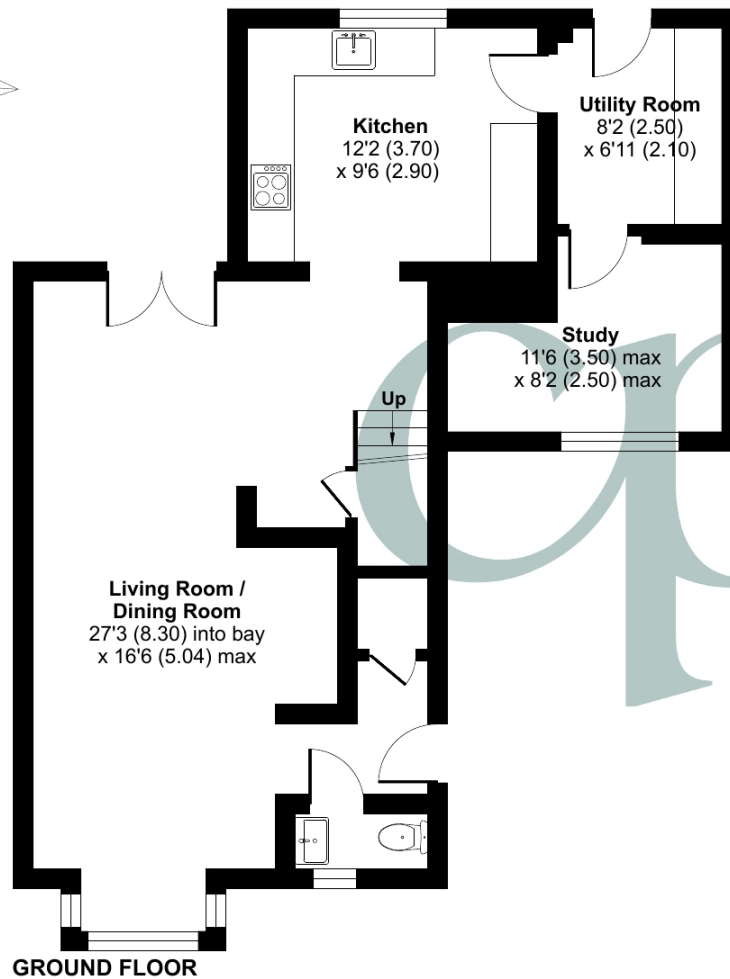
## Front Garden

Paved driveway and shingled driveway offering off road parking for three cars. Hedging to front.

## Rear Garden

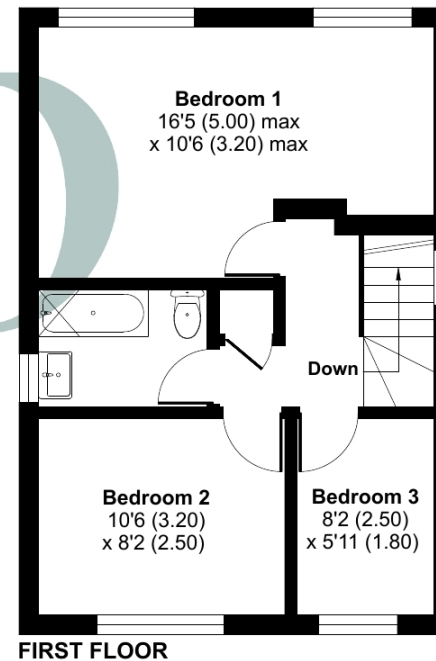
Laid mainly to lawn with well stocked flowers and shrub borders. Paved patio area. Shingled area. Gated access to front. External water tap. Service light.





Approximate Area = 1114 sq ft / 103.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		76
	58	
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: 1179701

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

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