



**Kennedy
& Foster**

71 East Road
Langford
SG18 9QN
£450,000

- VILLAGE LOCATION
- EXTENDED SEMI
- THREE GOOD SIZED BEDROOMS
- KITCHEN

- DINING/FAMILY ROOM
- LOG BURNER
- LARGE REAR GARDEN
- GARAGE & PARKING



This Beautiful, well appointed home sits in the desirable village of Langford within easy access to the nearby town centre of Biggleswade. The Property has been extended to both the front ground floor and rear allowing an excellent and versatile living accommodation. Viewings come highly recommended by the Sole Agents Kennedy & Foster.

FRONT DOOR AND WINDOW TO SIDE LEADING INTO:

ENTRANCE HALL

Wood effect flooring, stairs to first floor with panelling, coving to ceiling, under stairs cupboard, double radiator. Doors to:

LOUNGE

19' 02" x 12' 05" (5.84m x 3.78m) uPVC double glazed windows to front with fitted shutters, media wall with feature fireplace, alcove for sound bar and bracket for TV, coving to ceiling, double radiator, wood effect flooring, decorative ceiling roses. Arch to:

DINING ROOM/FAMILY ROOM

17' 08" x 10' 05" (5.38m x 3.18m) Wood burner with tiled feature wall behind, wood effect flooring, two radiators, bi folding doors leading to landscaped rear garden and views onto fields.

KITCHEN

17' 08" x 10' 05" (5.38m x 3.18m) Wall, base and drawer units with oak works tops, under cupboard lights, space for fridge/freezer, space for separate fridge and freezer, washing machine and tumble dryer, black single drainer sink unit with mixer tap, built in oven, gas hob and extractor hood, cupboard housing a Worcester condensing boiler, porcelain tiled flooring, two openings into:

FIRST FLOOR LANDING

Access to loft, coving to ceiling, airing cupboard with cylinder and shelving. Doors to:

MASTER BEDROOM

13' 04" x 11' 10" (4.06m x 3.61m) uPVC double glazed window to rear with fitted shutters and views over fields, picture rail, coving to ceiling, radiator.

BEDROOM TWO

11' 00" x 10' 10" (3.35m x 3.3m) uPVC double glazed window to front with fitted shutters, coving to ceiling, radiator.

BEDROOM THREE

8' 05" x 7' 10" (2.57m x 2.39m) uPVC double glazed window to front with fitted shutters, radiator.

SHOWER ROOM

Corner shower with rainwater shower over and hand shower attachment, pedestal basin, low level W.C, heated towel rail, fully tiled walls, uPVC double glazed frosted window to rear.

OUTSIDE

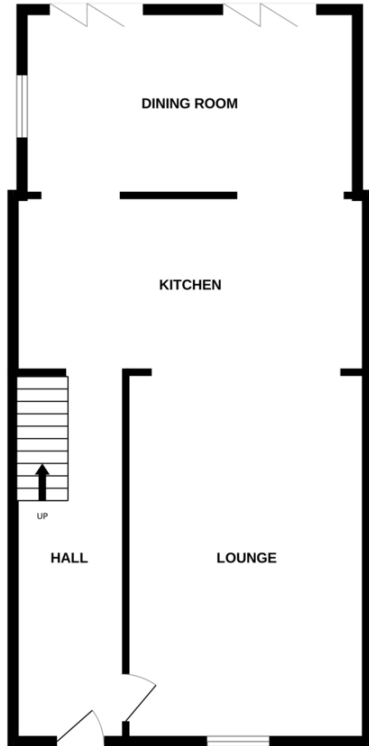
FRONT GARDEN

LANDSCAPED REAR GARDEN

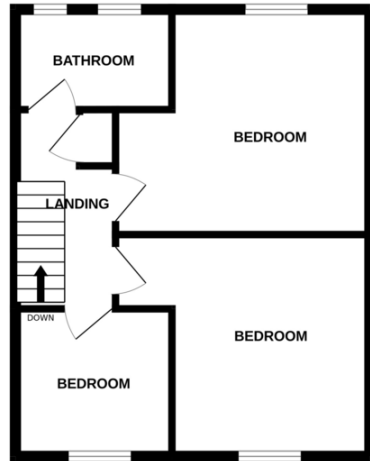
Artificial laid to lawn, electric water feature, built in BBQ, outside lighting, outside tap, electric point, flowers and shrubs, covered pergola, decking to rear of the garden with fields to rear, side access, rear access leading to garage with up and over door.



GROUND FLOOR



1ST FLOOR



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.
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COUNCIL TAX BAND

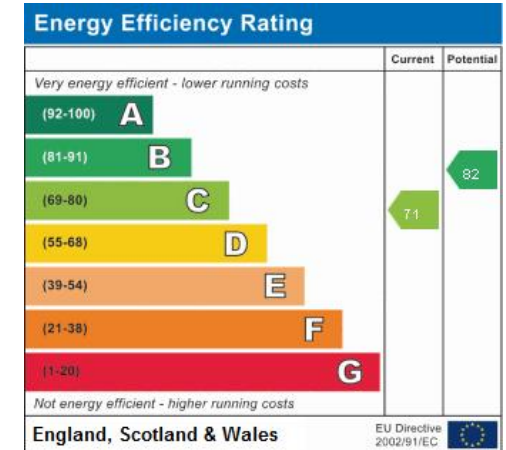
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements