



**Kennedy
& Foster**

17 Jubilee Lane
Biggleswade
SG18 9PH
£795,000

- FOUR BEDROOM DETACHED
- VILLAGE LOCATION
- KITCHEN/DINING ROOM
- UTILITY
- STUDY
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- BEAUTIFUL GARDENS
- GARAGE AND PARKING FOR NUMEROUS CARS



Tucked away in an enviable village location, this four bedroom detached family home has been much improved by the current homeowners and benefits from established gardens and off road parking for several vehicles. Langford offers a selection of amenities to include village shops, schools, garden centre and hosts an annual summer fete enhancing the community spirit. The village is conveniently positioned just a few miles from the A1 corridor, just south of Biggleswade, with its retail park, town centre amenities and train station.

UPVC DOUBLE GALZED DOORS AND WINDOWS INTO:

ENTRANCE PORCH

Porcelain tiles, built in shoe storage with mood lighting under. Double doors to:

ENTRANCE HALL

Stairs to first floor, under stairs recess, radiator, coving to ceiling.

LOUNGE

25' 06" x 11' 11" (7.77m x 3.63m) Radiator, uPVC double glazed window to front and French doors to rear garden, coving to ceiling. Multi fuel burner with naturas stone surround, spot lights and wall lights and wall lighting sockets.

REFITTED CLOAKROOM

Back to wall W.C, vanity basin with cupboard over, porcelain tiling, cloaks storage cupboard housing gas boiler.

KITCHEN/DINING ROOM

20' 04" x 10' 11" (6.2m x 3.33m)

DINING AREA

Dual aspect uPVC double glazed window, radiator.

KITCHEN

Handle less & soft closing wall, base and drawer units with work surfaces over, mood lights under cupboard. Integrated dishwasher, built in cooker and combination microwave/oven, gas hob with extractor hood over. 1 1/2 bowl stainless steel sink unit with mixer tap, uPVC double glazed window to side. Ceiling speakers. Opening to:

UTILITY ROOM

11' 05" x 4' 07" (3.48m x 1.4m) Space for washing machine, tumble dryer and fridge/freezer. Wall and base units with work surfaces over, radiator, uPVC double glazed window to rear, uPVC double glazed stable door leading to rear garden. Door to:

STUDY

6' 08" x 5' 11" (2.03m x 1.8m) uPVC double glazed window to rear, radiator, fitted units.

FIRST FLOOR LANDING

Access to the loft space with ladder and light, coving to ceiling. Doors to:

MASTER BEDROOM

14' 11" x 11' 11" (4.55m x 3.63m) Radiator, uPVC double glazed window to front, coving to ceiling. Fitted wardrobes, units and dressing table. Door to:

FOUR PIECE ENSUITE

Double ended sunken bath with mixer tap, wall hung wash hand basin, fully tiled shower cubicle with power shower and jets, porcelain tiled floor and walls with underfloor heating, wall hung W.C, heated towel rail, spot lighting, uPVC double glazed window to rear.

BEDROOM TWO

11' 00" x 10' 02" (3.35m x 3.1m) Dual aspect uPVC double glazed windows, radiator, built in double wardrobe with hanging rail and storage, airing cupboard with cylinder and shelving.

BEDROOM THREE

9' 09" x 9' 06" (2.97m x 2.9m) Coving to ceiling, uPVC double glazed window to rear.

BEDROOM FOUR

10' 11" x 7' 10" (3.33m x 2.39m) Dual aspect uPVC double glazed windows, radiator, built in wardrobe with hanging rail and storage, coving to ceiling.

FULLY TILED BATHROOM

Panelled bath with power shower over, pedestal basin, Close coupled W.C, heated towel rail, porcelain flooring, uPVC double glazed window to front.

OUTSIDE

FRONT

Block paved parking for c 6 cars, laid to lawn, gated access, trees.

GARAGE

24' 10" x 13' 00" (7.57m x 3.96m) Double length in size. Mezzanine storage, double opening doors, light and power.

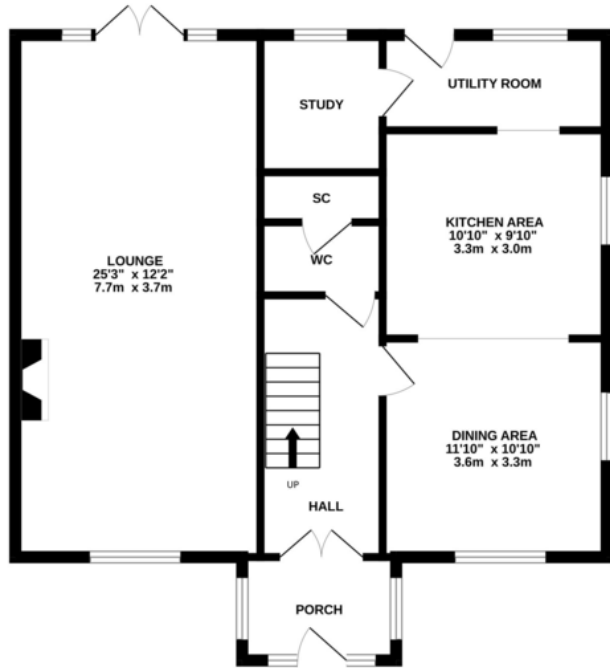
LARGE REAR GARDEN

Approx 76ft in length. Patio area, laid to lawn, outdoor lighting, gated side access, well stocked shrubs, fruit trees, apple, pear and plum. Personal door to garage. A beautiful garden ideal for entertaining.

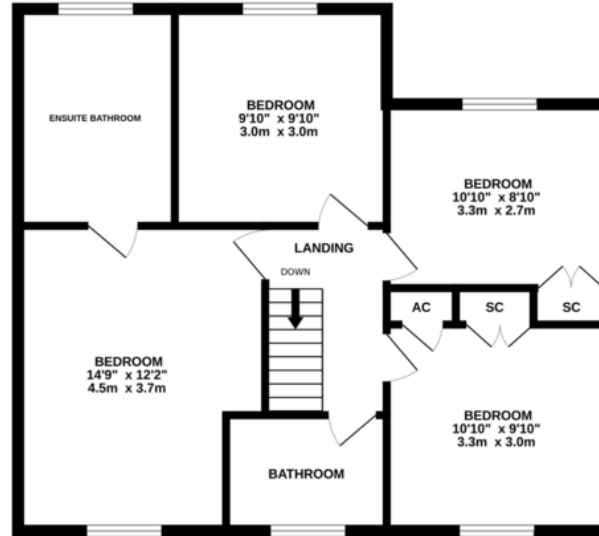
Agents note: These are the measurements of the current owner.



GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 and 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