



**Kennedy  
& Foster**

Jubilee Farm  
Jubilee Lane  
Langford  
SG18 9PH  
**£575,000**

- DETACHED NON ESTATE FAMILY HOME
- THREE BEDROOMS
- BEDROOM 4/STUDY
- SEPARATE RECEPTION ROOMS

- 25FT KITCHEN/DINER
- UTILITY ROOM
- PARKING FOR 3 CARS
- GARAGE



Guide Price £575,000 - £585,000. Located on a quiet lane in the popular village of Langford, this much-loved detached family home is set behind five bar gates and benefits from three first floor bedrooms with bedroom four/study on the ground floor, a 25ft kitchen/diner, separate reception rooms and utility room. The property also offers a driveway providing off road parking for three cars and a garage. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### UPVC DOUBLE GLAZED DOOR INTO:

##### ENTRANCE HALL

Wood laminate floor, wall mounted radiator, picture rail, stairs rising to first floor accommodation. Panelled doors to:

##### LOUNGE

13' 5" x 11' 11" (4.09m x 3.63m) uPVC double glazed window to front aspect, wall mounted radiator, wood laminate floor, picture rail, living flame gas fire with surround and tiled hearth.

#### PANELLED DOORS TO:

##### SNUG/GAMES ROOM

10' 11" x 9' 11" excluding door recess (3.33m x 3.02m) uPVC double glazed doors to patio, wall mounted radiator, coving to ceiling, wood laminate floor. Panelled door to:

##### STUDY/BEDROOM FOUR

110' 8" x 9' 9" max (33.73m x 2.97m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor, spotlights to ceiling. Access to loft space.

##### KITCHEN/DINING ROOM

25' 7" x 12' 0" max (7.8m x 3.66m) uPVC double glazed window to front and rear aspect, wall mounted radiator, recess spotlights to ceiling with upstand, range of shaker style eye level and base units with contrasting work surfaces over, ceramic sink and drainer unit, built in double oven and microwave, space for American style fridge/freezer, space for wine cooler, integrated dishwasher, center island with 5 ring induction hob and chimney style extractor over, wood laminate floor. Door way to:

#### UTILITY ROOM

11' 0" x 4' 11" (3.35m x 1.5m) uPVC double glazed window to rear aspect, range of eye level and base units with contrasting work surfaces over with upstand, ceramic single basin sink and drainer unit, space for washing machine and dryer, cupboard housing wall mounted boiler, tiled floor. Panelled door to:

##### CLOAKROOM

uPVC double glazed frosted window to rear aspect, close couple W.C., wash hand basin with tiled splash back, tiled floor.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

uPVC double glazed windows to front and rear aspect, wall mounted radiator, access to loft space, built in cupboard housing hot water cylinder.



### **BEDROOM ONE**

13' 6" x 11' 11" (4.11m x 3.63m) uPVC double glazed windows to front aspect, wall mounted radiator, picture rail, fireplace, fitted bedroom furniture.

### **BEDROOM TWO**

12' 0" max x 11' 7" max (3.66m x 3.53m) uPVC double glazed windows to rear aspect, wall mounted radiator, panelling to one wall, restricted head height to one side.

### **BEDROOM THREE**

8' 9" x 6' 5" (2.67m x 1.96m) uPVC double glazed windows to side aspect, wall mounted radiator, picture rail, wood laminate floor.

### **FAMILY BATHROOM**

10' 8" x 6' 6" (3.25m x 1.98m) uPVC double glazed windows to front aspect, wall mounted radiator, corner jacuzzi style bath with shower attachment, close couple W.C, vanity unit with wash hand basin, walk in shower unit with tiled surround and floor with decorative recess tiled shelves.

### **OUTSIDE REAR**

Patio area enclosed by low picket fencing, gated access to:

### **GARDEN**

Mainly laid to lawn with block paved areas and shrub borders, brick and timber barn style area for entertaining, gated side access.

### **TIMBER SUMMER HOUSE**

14' 11" x 7' 4" (4.55m x 2.24m) Single glazed window and doors to garden, wood laminate flooring, power and light.

### **OUTSIDE FRONT**

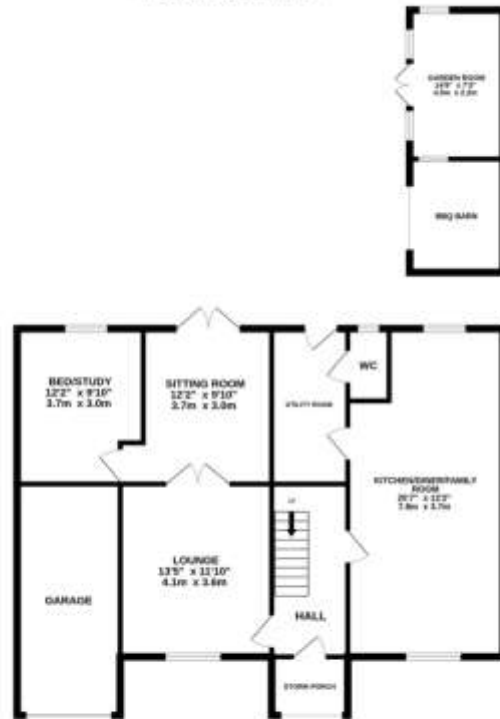
Brick wall with twin five bar gates opening to shingled driveway with parking for 3 cars, lawn area, gated access to side.

### **GARAGE**

17' 5" x 9' 3" (5.31m x 2.82m) Up and over door, power and light, courtesy door to bedroom 4/study (currently panelled over from inside)



GROUND FLOOR  
1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1729 sq.ft. (160.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, setbacks, 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.  
Drawn with Metagis 7.0.0.00

## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## OFFICE

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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