



**Kennedy  
& Foster**

56a Church Street

Langford

SG18 9QR

**£550,000**

- 4/5 BEDROOM DETACHED PROPERTY
- 3 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CLOAKROOM
- BATHROOM
- PRIVATE GARDENS
- PARKING





This 4/5 bedroom detached property is situated overlooking a green in this desirable location in the popular village of Langford. The property has adaptable and spacious accommodation comprising of: Entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, bedroom 5/reception room, 4 bedrooms and bathroom on the first floor. To the outside are generous private gardens and driveway. A viewing comes recommended by Kennedy & Foster the sole agents.

#### **FRONT DOOR INTO;**

#### **ENTRANCE HALL**

Laminate flooring. Radiator. Stairs to first floor. Dado rail. Coving to ceiling. Doors to:

#### **CLOAKROOM**

Low level WC. Wash hand basin. Frosted double glazed window to front. Loft space with ladder and is partially boarded.

#### **LOUNGE**

16' 00" x 12' 05" (4.88m x 3.78m) Radiator. Dado rail. Coving to ceiling. Live flame gas fire with wood surround. Wood flooring. Double glazed sliding patio doors to rear garden. Double doors to:

#### **DINING ROOM**

10' 02" x 9' 06" (3.1m x 2.9m) Radiator. Coving to ceiling. Dado rail. Double glazed sliding patio doors to rear garden. Door to kitchen.

#### **RECEPTION ROOM / BEDROOM FIVE/OFFICE**

17' 09" x 8' 09" (5.41m x 2.67m) (Formally the garage.) Double glazed window to front. Radiator. Laminate flooring. Coving to ceiling.

#### **KITCHEN/BREAKFAST ROOM**

13' 08 widening to 19'07" x 9' 06" (4.17m x 2.9m) Range of wall, base and drawer units with worksurfaces over. Built in oven, gas hob, extractor fan over. Integrated dishwasher. Space for fridge/freezer. Cupboard housing boiler. Stainless steel 1 1/2 bowl sink unit with mixer tap over. Dual aspect double glazed windows, tiled floor. Door to:

### UTILITY ROOM

5' 04" x 5' 01" (1.63m x 1.55m) Stainless steel single drainer sink unit with mixer tap. Space for washing machine. Tiled floor. Door to side. Consumer unit, Radiator.

### FIRST FLOOR LANDING

Access to loft hatch with ladder and light and partially boarded. Airing cupboard with cylinder and shelving. Radiator. Door to:

### BEDROOM ONE

16' 09" x 10' 03" (5.11m x 3.12m) Two double glazed wardrobes to rear. Coving to ceiling. Radiator.

### BEDROOM TWO

15' 01" x 8' 11" (4.6m x 2.72m) Double glazed window to front. Coving to ceiling. Radiator.

### BEDROOM THREE

13' 02" x 8' 03" (4.01m x 2.51m) Double glazed window to front. Radiator. Coving to ceiling. Built in cupboard with hanging rails.

### BEDROOM FOUR

11' 02 min" x 9' 00" (3.4m x 2.74m) Double glazed window to rear. Coving to ceiling. Radiator.

### BATHROOM

Panelled bath with mixer tap and ceiling mounted rain water shower over bath. Vanity basin with cupboards under and incorporating close coupled WC. Heated towel rail. Frosted double glazed window to rear. Shaver point. Tiled walls.

### OUTSIDE

#### FRONT GARDEN

Laid to lawn. Conifer hedging. Pathway to front door and gated side access.

#### DRIVEWAY

#### REAR AND SIDE GARDENS

A private garden with mature shrubs and trees. Water butt. Outside tap. Gated side access,



**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

2 Market House  
Market Square  
Biggleswade  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.