



**Kennedy
& Foster**

15 Mayflower Lane
Langford
SG18 9FR
£525,000

- WELL PRESENTED DETACHED HOUSE
- TWO RECEPTION ROOMS
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- ENSUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY
- LOVELY LOCATION
- VIEWING RECOMMENDED



Built in 2021 by David Wilson Homes, this well presented four bedroom detached property with a garage and driveway, two reception rooms, kitchen/breakfast room, cloakroom, ensuite and family bathroom. The property can be found in the desirable village of Langford. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor with recess under, built in cupboard, radiator. Doors to:

CLAOKROOM

Low level WC, pedestal basin, radiator, double glazed frosted window.

LOUNGE

22' 05" x 11' 3" (6.83m x 3.43m) uPVC double glazed bay window to front, two radiators, uPVC double glazed French doors to rear garden, door to kitchen.

DINING ROOM

12' 05" min x 9' 0" plus bay (3.78m x 2.74m) uPVC double glazed bay window, radiator.

KITCHEN/BREAKFAST ROOM

Approx 17' 0" x 16' 0" (5.18m x 4.88m) Range of wall, base and drawer units with work surface over, single drainer sink unit with mixer tap, integrated dishwasher, washing machine and double oven with a 5 ring gas hob and extractor hood over, radiator, uPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING

Loft hatch, airing cupboard with cylinder and shelving. Doors to:

MASTER BEDROOM

13' 07" x 11' 09" (4.14m x 3.58m) uPVC double glazed window, radiator. Door to:

ENSUITE

Tiled double shower with sliding door and shower over, pedestal basin, low level WC, heated towel rail, extractor fan, uPVC double glazed frosted window.

BEDROOM

14' 08" x 12' 04" max (4.47m x 3.76m) Built in cupboard with hanging rail, two uPVC double glazed windows, radiator.

BEDROOM

12' 01" x 11' 05" (3.68m x 3.48m) uPVC double glazed window, radiator.

BEDROOM

8' 11" x 8' 2" (2.72m x 2.49m) uPVC double glazed window, radiator.

BATHROOM

Panelled bath with tiled splash back and shower over, pedestal basin, low level WC, heated towel rail, uPVC double glazed frosted window, extractor.

FRONT GARDEN

Enclosed by wrought iron fencing, gated side access to rear garden.

DRIVEWAY FOR TWO CARS

GARAGE

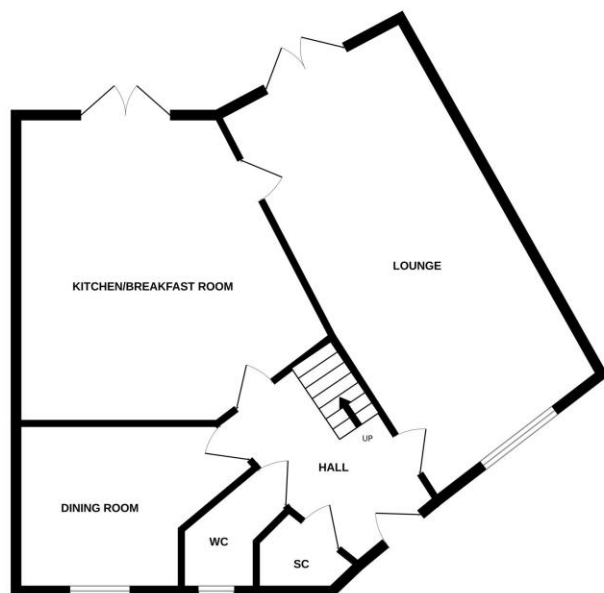
24' 05" x 11' 08" (7.44m x 3.56m) Up and over door, eaves storage, power and light, personnel door to rear garden.

REAR GARDEN

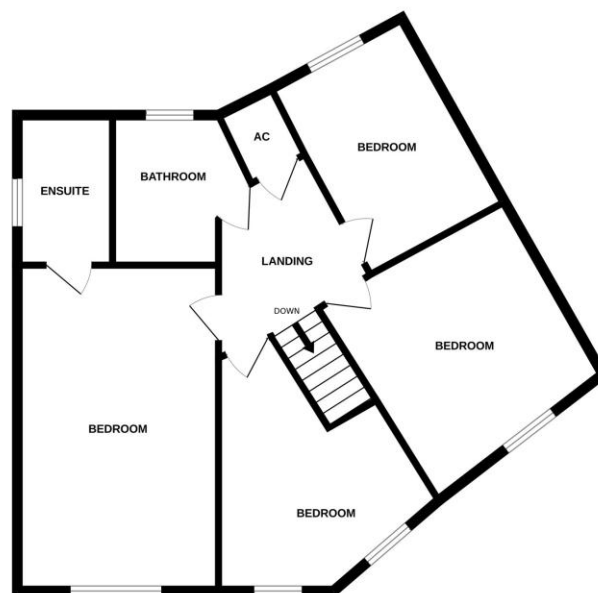
Patio, artificial lawn. gated side access, outside tap, personnel door to garage.



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.
Made with Metropix ©2025

COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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