



Manor Close

Langford, Bedfordshire SG18 9PU

CHRIS MACSWEENEY

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Manor Close

Price £450,000

Sensational! This family semi is located in a quiet cul de sac and has been extended and improved to an exceptional standard

The sleepy village of Langford offers a variety of shops and amenities including a school, convenience stores, takeaways and a garden centre with café. The river Ivel runs along the west side of the village offering tranquil riverside walks leading to Jordans Mill at nearby Broom. For commuters, the A1 can be directly accessed at Junction 10a (Langford) and Arlesley railway Station (Kings Cross 35 mins) is a short drive away.

MEASUREMENTS

LOUNGE 16'3 x 11'7 (4.95m x 3.93m)
KITCHEN/BREAKFAST 16'3 x 13'10 (4.95m x 4.22m)
DINING ROOM 14'0 x 9'6 (4.27m x 2.90m)
UTILITY ROOM 6'4 x 5'2 (1.93m x 1.57m)
BEDROOM ONE 15'2 x 11'7 (4.62m x 3.53m)
BEDROOM TWO 14'0 x 10'10 (4.27m x 3.30m)
BEDROOM THREE 11'2 x 8'6 (3.40m x 2.59m)
GARAGE 23'10 x 15'7 (7.26m x 4.75m)
Including office space

Ground Floor Accommodation

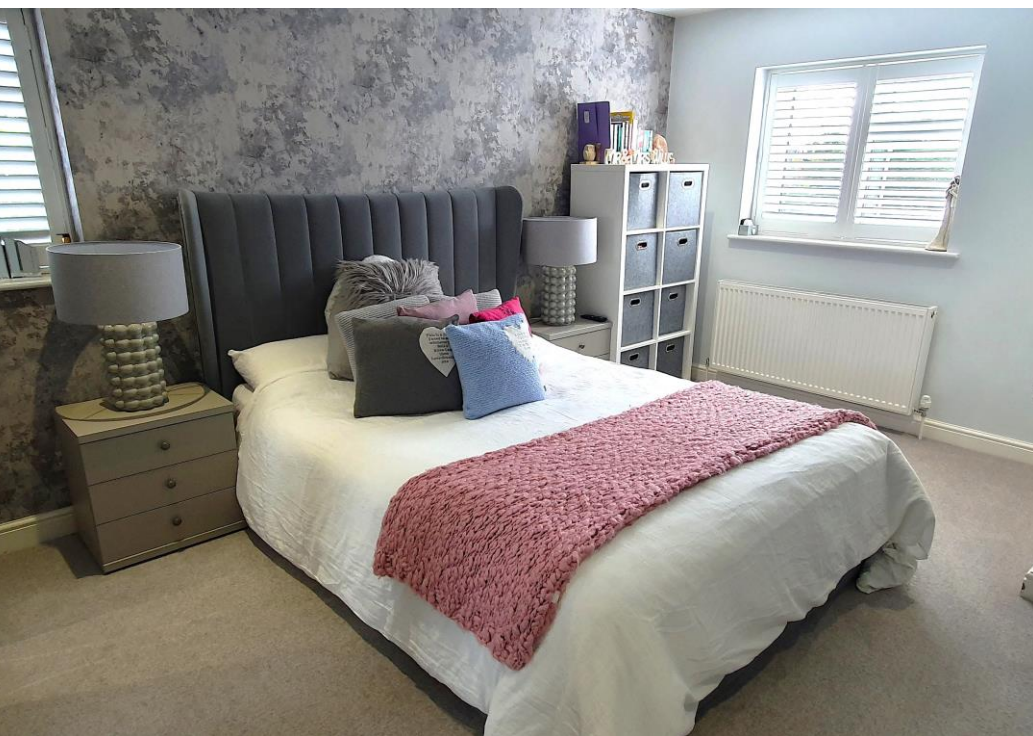
The entrance hall has underfloor heating and gives immediate access to a downstairs WC and utility room. Straight ahead is entrance to a large lounge with Bifold doors to the garden and open plan access to a beautifully fitted kitchen with range cooker and fitted appliances and breakfast room with air conditioning and further doors to the garden. Elsewhere downstairs there is a good sized dining room giving first floor access, with shutter blinds to the window.

First Floor Accommodation

All bedrooms are double sized and there is an en suite shower to the master in addition to an en suite WC to the third bedroom. The stunning family bathroom has a luxurious freestanding bath and also benefits from underfloor heating.

Outside

A private south-west facing rear garden has an artificial lawn with and is very low maintenance. There is access to a small office which is integral to a large double garage with single door entry and driveway parking in front plus further parking.





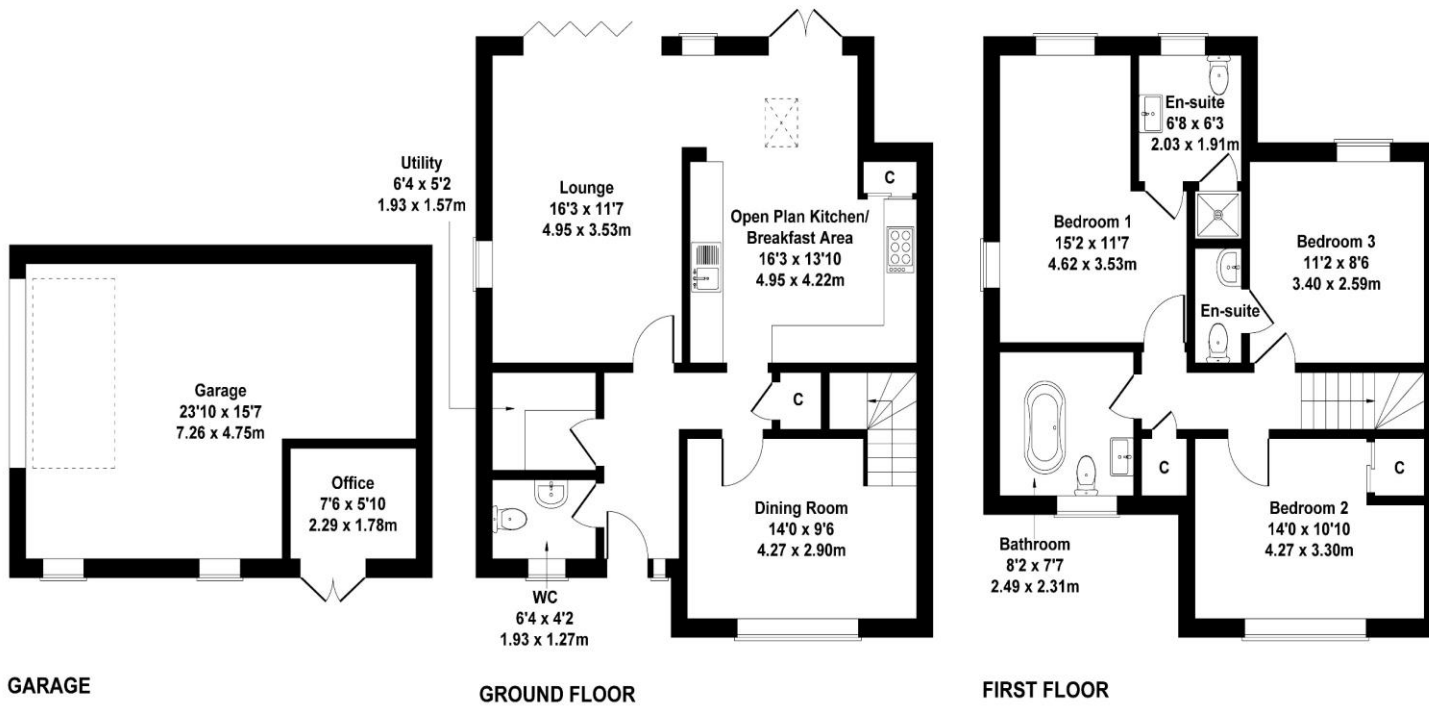
Call Chris MacSweeney to arrange a viewing on 07468 48 88 18



FLOORPLAN

Manor Close Langford

Approximate Gross Internal Area
1716 sq ft - 159 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.