

FREEHOLD



House - Detached (EPC Rating: B)

1 Wrestlers Grove, Langford, Beds, SG18 9FJ

Price Guide

£985,000



First Step



5 Bedroom House - Detached located in Langford

Nestled in the charming Wrestlers Grove, Langford, this stunning detached house is a true gem waiting to be discovered. Boasting two spacious reception rooms, five generously sized bedrooms, and five modern bathrooms, this property offers ample space for comfortable living.

This house exudes contemporary elegance and style. With a generous 3,322 sq ft of living space (including the summerhouse & double garage), there is plenty of room for the whole family to spread out and relax. The property, built in 2018, combines modern amenities with a touch of sophistication, making it a truly desirable home.

One of the standout features of this property is the upgraded hand-painted oak kitchen, a true focal point for those who love to cook and entertain.

Outside, the property boasts a delightful entertaining garden complete with a charming summerhouse, perfect for hosting gatherings with friends and family. The bi-fold doors from both the kitchen and lounge seamlessly blend the indoor and outdoor spaces, allowing for a seamless transition between the two.

If you're looking for a tranquil retreat, this house offers the perfect balance of comfort and style. Don't miss out on the opportunity to make this house your home in the heart of Langford.

STUNNING FAMILY HOME...

SITUATED ON A SMALL EXCLUSIVE DEVELOPMENT...

LARGE CORNER PLOT...

On the ground floor is the light and spacious lounge with bi-fold doors to the garden, a large entertaining recently upgraded kitchen/dining/breakfast room also with bi-fold doors to the garden, a utility room, a separate family room, impressive entrance hallway and cloakroom.

The first floor comprises of 4 DOUBLE bedrooms, the principal bedroom has a dressing room and en-suite, there is also a family bathroom along with 2 further en-suite shower rooms.

On the second floor is a large double bedroom with another en-site shower room.

Externally is a good sized rear garden with entertaining patio areas, a summerhouse along with a double garage plus driveway parking.

GROUND FLOOR

Entrance Hallway

Composite door leading into entrance hallway. Ceramic tiled flooring. Door to under stair storage cupboard. Doors leading to:

Lounge

17'5" x 15'3"

Double glazed bay window leading to front aspect fitted with wooden shutters. Feature fireplace fitted with log burner. Bi-fold doors leading to garden. Fully glazed doors leading to kitchen.

Kitchen/Dining/Breakfast Room

27'1" x 19'10"

Two double glazed sash windows to rear aspect fitted with roller blinds with bi-fold doors leading to garden. Kitchen fitted with dark green Oak hand painted in frame Shaker wall & base units incorporating: 3 drawer packs, integrated bin storage, 2 pull out carousel units, pull out spice storage rack, built-in Neff microwave oven. Integral appliances comprising: Double Stoves Range Cooker fitted with gas hob & concealed extractor, full height fridge & freezer, dishwasher. Butler sink fitted with Quooker hot tap & quartz work surface with breakfast bar seating for 3 fitted with base storage cupboards. Built-in wine cooler. Matching dark green low level unit fitted with storage seat with under storage & base units. Matching tall 2 door

larder unit fitted with shelving, drawers, spice racks & internal lighting. Matching side board with quartz work surface fitted with base storage, comprising wine storage (installed 2022). Ceramic tiled flooring. Door leading to:

Utility Room

Half glazed door leading to side aspect. Fitted with wall & base storage cupboard fitted with inset stainless steel sink. Wall cupboard housing Ideal boiler. Space for washing machine & tumble dryer. Ceramic tiled flooring.

Family Room/Reception 2

15'10" x 12'11"

Two double glazed sash windows to front aspect fitted with wooden shutters. Bespoke wooden floor to ceiling media unit incorporating display shelving & low level storage cupboards (installed 2023).

Cloakroom

White suite comprising: pedestal wash hand basin, wc, chrome heated towel rail. Ceramic tiled flooring.

FIRST FLOOR

Landing 1

Double glazed sash window to front aspect fitted with wooden shutters. Door to cupboard housing water tank. Doors leading to:

Principal Bedroom

23'8" x 13'4" (into bay)

Double glazed sash Bay window to front aspect fitted with wooden shutters with double glazed sash window to rear aspect fitted with wooden shutters. Carpet, TV point. Loft access. Opening leading to dressing area fitted with floor to ceiling mirrored wardrobes to either side fitted with shelf & rail. Door leading to:

En-suite

Double glazed privacy window to front aspect fitted with roller blind. White suite comprising: fully tiled shower cubicle fitted with rainfall head shower, wc, wall mounted wash hand basin fitted with storage drawer. Chrome heated towel rail, shaver point., LED mirror. Ceramic tiled flooring.

Bedroom 3

16'6" x 11'11"

Two double glazed sash windows to rear aspect fitted with Roman blinds. Built-in 2 door wardrobe fitted with shelf & rail. Carpet, TV point. Door leading to en-suite



En-suite

Double glazed privacy sash window to rear aspect fitted with roller blind. White suite comprising: fully tiled shower cubicle fitted with rainfall head shower, wc, wall mounted wash hand basin fitted with storage drawer. Chrome heated towel rail, shaver point., LED mirror. Ceramic tiled flooring.

Bedroom 4

15'0" x 13'8"

Two double glazed sash windows to rear aspect fitted with Roman blinds. Carpet, TV point.

En-suite

Double glazed privacy sash window to rear aspect fitted with roller blind. White suite comprising: fully tiled shower cubicle fitted with rainfall head shower, wc, wall mounted wash hand basin fitted with storage drawer. Chrome heated towel rail, shaver point. Ceramic tiled flooring.

Bedroom 5

12'11" x 12'4"

Two double glazed sash windows to front aspect fitted with Roman blinds. Carpet, TV point. Loft access.

Bathroom

Double glazed privacy window to side aspect fitted with roller blind. White suite comprising: fully tiled panelled bath fitted with side taps & wall mounted shower & glass door. Wall mounted wash hand basin fitted with drawer storage, wc, chrome heated towel rail, shaver point, LED wall mirror, shaver point.

SECOND FLOOR

Landing 2

Double glazed sash window to side aspect fitted with wooden shutters. Stairs leading to:

Bedroom 2

15'10" x 14'6"

Two Velux windows to front aspect plus Velux window to side aspect. Loft access. Carpet. Door leading to:

En-suite

Velux window to side aspect. White suite comprising: fully tiled shower cubicle fitted with rainfall head shower & glass door. Wall mounted wash hand basin fitted with drawer, wc, chrome heated towel rail, shaver point, ceramic tiled flooring.

EXTERNAL

Front Aspect

Paved pathway leading to front door with raised planters laid to established shrubs.

Rear Aspect

Fence perimeter with large composite decking area leading to large lawn area with raised wooden planters laid to established shrubs. Further paved seating area to top of garden covered by wooden pergola. Paved side storage area. External power, outside tap with hot & cold water supply. Personal door to garage with gated access leading to driveway.

Summerhouse

9'3" x 9'2"

Summerhouse fitted with power & light (installed 2021).

Double Garage & Parking

21'8" x 18'11"

Double garage fitted with electric up & over door fitted with power, light & eave storage. Block paved driveway with parking for 2 cars. Wall mounted electric car charger.



Additional Material Information

EPC Rating B

Council Tax Band G

Service Charge £600 per year

Freehold

Electric Car Charger

Mains electric, gas and water

Traditional brick construction

Local Area

Langford, a village within Bedfordshire is three miles (5km) south of Biggleswade and is on the east bank of the River Ivel. There is a lower school in the village. An established garden centre, a garage and filling station, one pub and a private members club. Convenience stores, post office and Chinese takeaway. The nearest railway stations are located at Biggleswade and Arlesey, of which is a short drive away.

The village has a local village hall serving the community. A local football club, cricket club and tennis club.

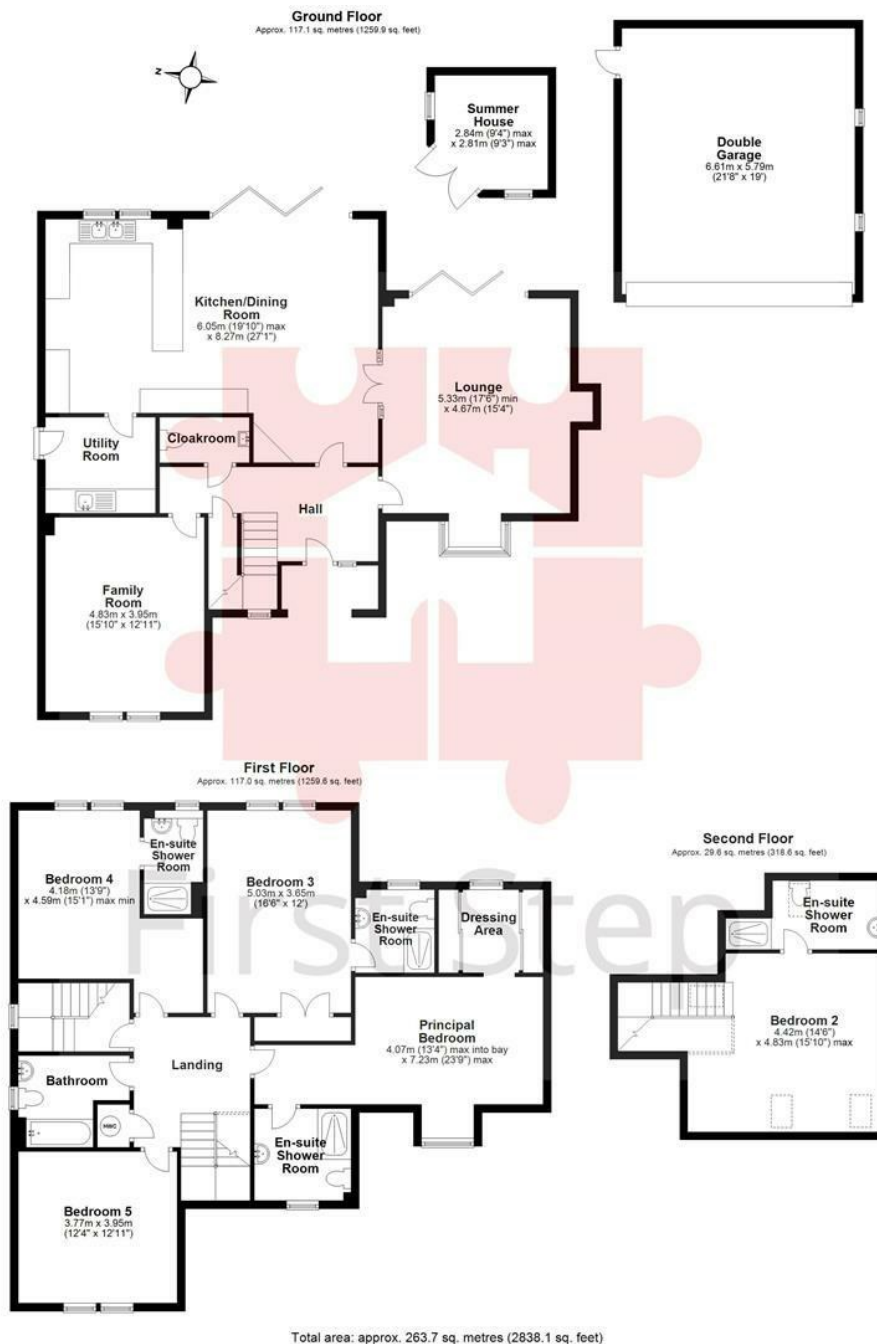
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed



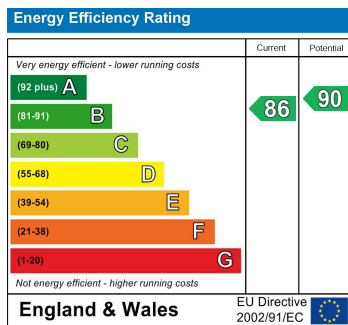




Council Tax Band

G

Energy Performance Graph



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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 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 are advised to recheck the measurements.



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