



**Kennedy
& Foster**

17 Manor Close
Langford
SG18 9PU
£375,000

- EXTENDED TWO DOUBLE BEDROOM SEMI
- VERY WELL PRESENTED
- LOUNGE
- KITCHEN/DINING ROOM
- MASTER BEDROOM INCLUDING DRESSING ROOM
- CUL DE SAC LOCATION
- SOUTH FACING REAR GARDEN
- DRIVEWAY FOR THREE CARS



You will not be disappointed with your visit to this double storey extended beautifully presented two double bedroom semi detached property with a south facing rear garden, extended lounge, kitchen opening to the dining room, refitted bathroom and a workshop to side with an electric roll up door ideal for many uses. Contact Kennedy & Foster, the sole agent to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Coving to ceiling, tiled floor, radiator, understairs storage cupboard. Doors to:

EXTENDED LOUNGE

15' 03" x 13' 11" (4.65m x 4.24m) Electric fire set in hearth and surround. Axminster wool carpet, radiator, uPVC double glazed window to front, coving to ceiling, wooden stairs to first floor landing.

KITCHEN

13' 11" x 8' 4" (4.24m x 2.54m) Wall, base and drawer units with work surface over, 1 1/2 stainless steel bowl sink unit with mixer tap, under cupboard and plinth lighting, space for fridge/freezer, cooker, washing machine and dishwasher. Pop up power socket, extractor hood, tiled floor, uPVC double glazed window to side. Opening to:

DINING ROOM

13' 7" x 9' 10" (4.14m x 3m) Vertical radiator, tiled floor, uPVC French doors and glazed door and side pane opening to rear garden.

FIRST FLOOR LANDING

Double airing cupboard housing cylinder, boiler and shelving. Loft hatch, mainly boarded, light and ladder. Doors to:

BEDROOM ONE

13' 6" x 9' 10" (4.11m x 3m) uPVC double glazed window to rear, coving to ceiling, air con unit. Door to:

DRESSING ROOM

8' 8" x 6' 5" to front of wardrobes (2.64m x 1.96m) Built in triple wardrobes with mirrored sliding doors. Archway to bedroom.

BEDROOM TWO

14' 0" x 10' 9" (4.27m x 3.28m) Built in storage cupboard, uPVC double glazed window to front, radiator, coving to ceiling.

BATHROOM

P' shaped bath with waterfall mixer tap, rainwater shower over bath, hand shower attachment and shower screen, wash hand basin with floating drawer, low level WC, inset lighting, frosted uPVC double glazed window to side.

OUTSIDE

AMPLE PARKING FOR APPROX THREE CARS TO FRONT

WORKSHOP/STORAGE

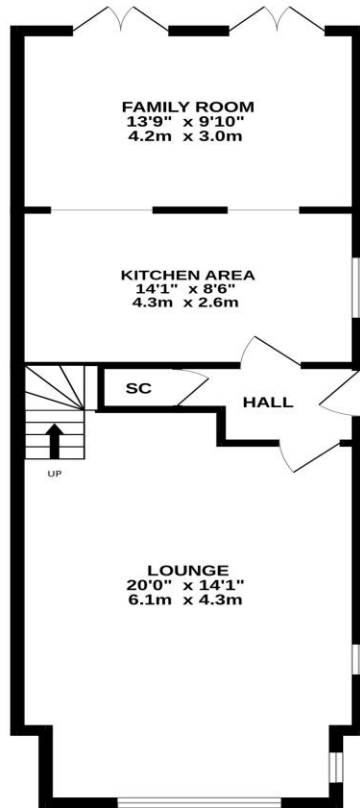
18' 01" x 8' 0" (5.51m x 2.44m) Electric roll up door leading to workshop ideal for many uses, power, light and tap, door to garden.

REAR GARDEN

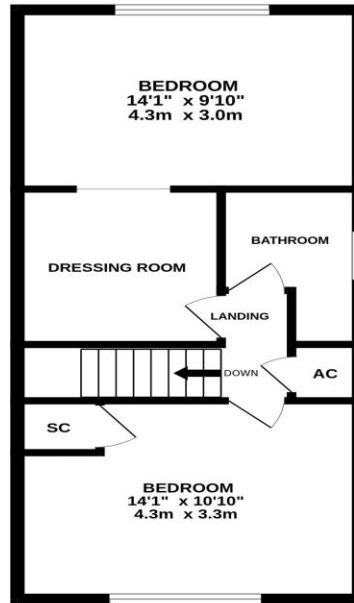
Paved patio areas, artificial lawn, water feature, awning, shed, electric socket, composite fencing to one side, multiple electric sockets.



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

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.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.