



# Ivel Close

Langford, Bedfordshire. SG18 9RW

CHRIS MACSWEENEY



[www.chrismacsweeney.exp.uk.com](http://www.chrismacsweeney.exp.uk.com)



# Ivel Close

Price - £595,000

Maintained to a high standard with superb presentation, this detached family home offers versatile accommodation.

Ivel Close is an established and peaceful no-through road location in the popular village of Langford. This delightful home benefits from a rear extension, a large garden and plentiful parking in front of a double garage. No upper chain.

## MEASUREMENTS

**ENTRANCE LOBBY 16'9 x 5'1 (5.11m x 1.55m)**

**ENTRANCE HALL 13'5 x 6'6 (4.09m x 1.97m)**

**LOUNGE – 18'5 x 12'5 (5.62m x 3.79m)**

**KITCHEN/DINER 11'9 x 11'8 (3.57m x 3.55m)**

**UTILITY ROOM 6'6 x 5'3 (1.97m x 1.60m)**

**DINING ROOM 11'8 x 9'11 (3.55m x 3.02m)**

**SNUG/STUDY 11'5 x 9'0 (2.48m x 2.75m)**

**BEDROOM ONE 11'7 incr to 14'7 x 10'3 (3.52m incr to 4.43m x 3.13m)**

**BEDROOM TWO 13'1 x 10'3 (3.98m x 3.13m)**

**BEDROOM THREE 10'1 x 8'7 incr to 10'3 (3.07m incr to 2.61m x 3.13m)**

**BEDROOM FOUR 9'7 x 7'10 (2.92m x 2.39m)**

**DOUBLE GARAGE 16'9 x 16'3 (5.11m x 4.95)**

## Accommodation

### Ground floor

A useful entrance lobby gives access to a garage and rear garden and the internal entrance hall, which offers further access to nearly all rooms on the ground floor.

Initially there is a downstairs WC followed by a good sized kitchen/breakfast room with space enough for a decent sized table and chairs.

Beyond this is a utility room with access out to the entrance lobby.

Further into the property there is a separate dining room which can accommodate a good sized dining table followed by a lounge which boasts an open fireplace and box bay window.

At the back of the lounge is a further room which can be used as either an office or snug. The garden can also be accessed from here.

### First Floor

There are four bedrooms upstairs, three of which can fit a double bed with the master giving access to a replacement ensuite shower. The family bathroom has also been upgraded giving it a fresh appeal.

### Outside

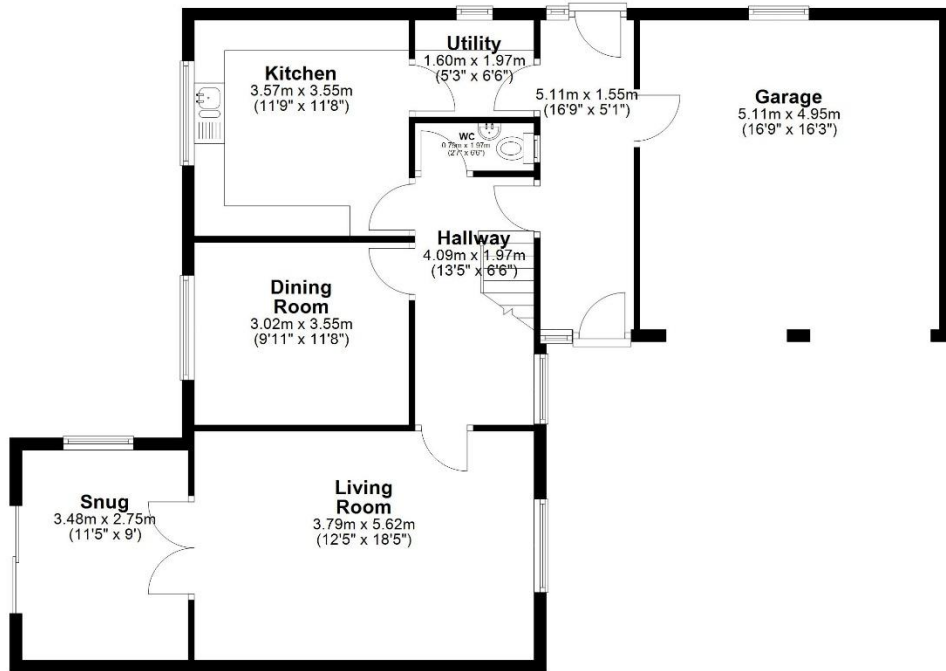
A generous rear garden containing mature shrubs with additional storage at the side. The front has parking for three cars leading to a terrific double garage.



# FLOORPLAN

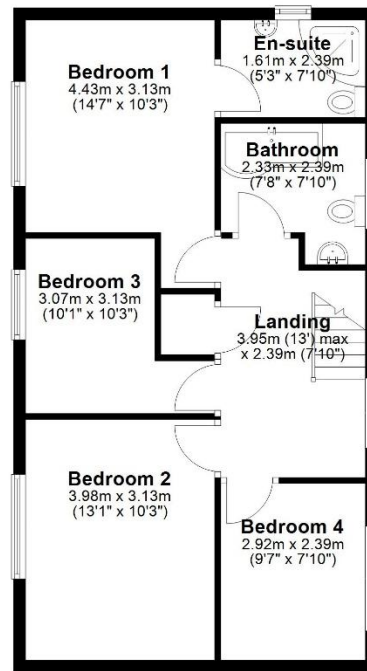
## Ground Floor

Approx. 103.6 sq. metres (1115.2 sq. feet)



## First Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



Total area: approx. 163.4 sq. metres (1759.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tel: 07468 48 88 18

Email: [chris.macsweeney@exp.uk.com](mailto:chris.macsweeney@exp.uk.com)

[www.chrismacsweeney.exp.uk.com](http://www.chrismacsweeney.exp.uk.com)

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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.