



**Kennedy
& Foster**

12 Blackbird Gardens

Langford

SG18 9RD

Offers Over £400,000

- THREE BEDROOM SEMI DETACHED
- NICELY PRESENTED
- KITCHEN/DINING ROOM
- UTILITY & CLOAKROOM
- THREE YEARS OLD WITH 6+ YEARS REMAINING ON THE LABC NEW BUILD WARRANTY
- ENSUITE AND FAMILY ROOM
- GARDEN
- DRIVEWAY TO SIDE OF PROPERTY PROVIDING PARK FOR UP TO THREE CARS



Built by Bloor Homes to the 'Buxton' design. This nicely presented three bedrooms semi detached property comprises of entrance hall, lounge, kitchen/diner, utility room, cloakroom, three bedrooms, ensuite and family bathroom. The property benefits of driveway to side of property and generous side garden. Contact us, the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Amtico floor, stairs to first floor landing, radiator. Door to:

LOUNGE

15' 11" x 12' 05" (4.85m x 3.78m) uPVC double glazed window to front, radiator, Amtico flooring, understairs cupboard. Door to:

KITCHEN/DINER

12' 10" x 12' 01" (3.91m x 3.68m) Wall, base and drawer units with work surface over, built in AEG microwave and oven, gas hob and extractor hood over. Amtico flooring, built in dishwasher, fridge/freezer, stainless steel 1 1/2 bowl single drainer sink unit with mixer tap over, uPVC double glazed French doors to rear garden, radiator. Opening to:

UTILITY ROOM

Space for washing machine, base cupboard, wall mounted boiler, Amtico flooring. Door to:

CLOAKROOM

Wash hand basin, close coupled WC, Amtico flooring, radiator.

FIRST FLOOR LANDING

Loft hatch to insulated loft. Doors to:

BEDROOM ONE

11' 02" x 10' 10" (3.4m x 3.3m) uPVC double glazed window to rear, radiator. Built in double wardrobe with sliding mirrored doors. Door to:

ENSUITE

Low level WC, wash hand basin, radiator, walk in tiled double shower with rain water shower and hand held attachment over, frosted uPVC double glazed window to rear.

BEDROOM TWO

11' 08" x 8' 7" (3.56m x 2.62m) Radiator, uPVC double glazed window to front.

BEDROOM THREE

12' 05" into door recess x 7' 00" (3.78m x 2.13m)

uPVC double glazed window to front, radiator, storage cupboard .

BATHROOM

Panelled bath with mixer tap and shower over, tiled splash back, heated towel rail, wash hand basin, WC, frosted uPVC double glazed window to side.

OUTSIDE

FRONT

Laid to lawn, pathway to front door, hedging, gated access to rear garden.

DRIVEWAY TO SIDE WITH ELECTRIC CAR

CHARGER

Parking for up to 3 vehicles.

Space ideal for a garage or future expansion (subject to planning/developer approval)

REAR GARDEN

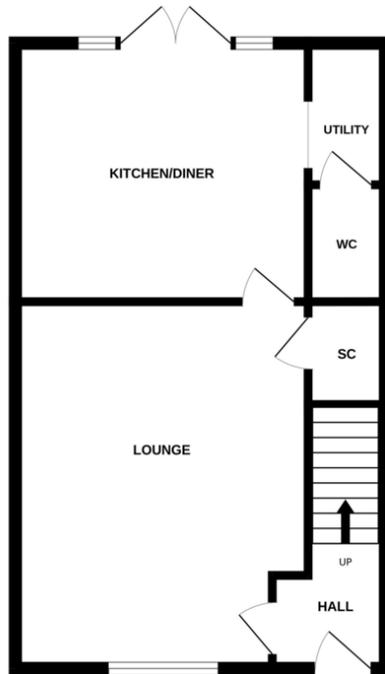
Paved patio, laid to lawn, external double socket, gated side access, outside tap, shed.

AGENT NOTES

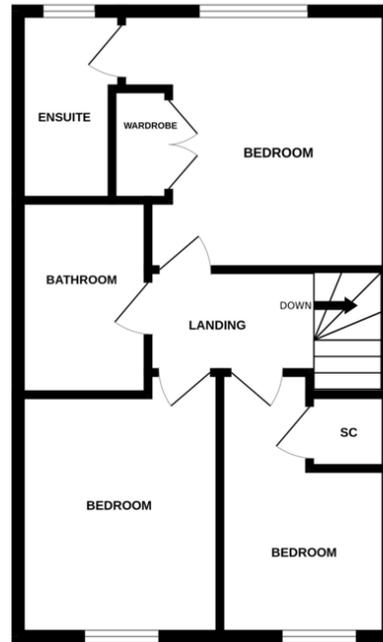
Development charge: TBC



GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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.