



**Kennedy
& Foster**

4 Mill Lane
Langford
SG18 9QB
£550,000

- WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION IN WALKING DISTANCE OF RIVER AND COUNTRY WALKS
- REFITTED KITCHEN
- LOUNGE/DINING ROOM LEADING TO CONSERVATORY
- CLOAKROOM AND 4 PIECE BATHROOM
- SOLAR PANELS & AIR SOURCE HEAT PUMP
- GENEROUS SIZE GARDEN
- TANDEM GARAGE, CARPORT AND DRIVEWAY



Situated in a lovely sought after road and within walking distance of the River Ivel and lovely walks, cricket ground, this spacious well presented 3 bedroom detached bungalow which has so much to see and benefit from to include air source heat pump, solar panels, tandem garage and carport and driveway, generous garden to rear and currently a wildlife garden to front. Accommodation comprises of entrance hall, lounge/dining room, conservatory, refitted kitchen, three bedrooms and a 4 piece bathroom. A viewing comes highly recommended by Kennedy & Foster, the sole agents.

UPVC DOUBLE GLAZED DOOR TO:



ENTRANCE HALL

Parquet floor, double glazed windows plus secondary glazing, storage cupboard housing meter, double storage cupboard, radiator, coving to ceiling, dado rail, cupboard housing tank for heat source pump, loft housing batteries for solar panels and insulation. Doors to:

CLOAKROOM

Low level WC, wash hand basin, tiling, uPVC double glazed frosted window and secondary glazing to front.

LOUNGE/DINING ROOM

21' 05" x 15' 10" (6.53m x 4.83m) Parquet flooring in dining area, three radiators, uPVC double glazed window to front plus secondary glazing, feature only fireplace, coving to ceiling. Door to:



CONSERVATORY

19' 10" x 9' 2" (6.05m x 2.79m) Tiled floor, radiator, power and light, uPVC double glazed sliding patio doors to garden. uPVC double glazed door to:

REFITTED KITCHEN

11' 11" x 11' 01" (3.63m x 3.38m) Range of white soft closing wall, base and drawer units with work surface over, single drainer sink with pull out tap, space for washing machine and dishwasher, integrated fridge/freezer. Built in oven and induction hob with extractor over, under cupboard lighting, radiator, uPVC double glazed window to rear. Door to entrance hall.

BEDROOM ONE

13' 5" x 11' 01" (4.09m x 3.38m) uPVC double glazed window and secondary glazing to rear, fitted bedroom furniture, radiator.

BEDROOM TWO

10' 0" x 9' 10" (3.05m x 3m) uPVC double glazed window and secondary glazing to front, fitted bedroom furniture.

BEDROOM THREE

9' 11" x 6' 9" (3.02m x 2.06m) uPVC double glazed window to front with secondary glazing, radiator.

4 PIECE BATHROOM

Shower cubicle with shower over, panelled bath with mixer tap, wash hand basin, low level WC, heated towel rail, coving to ceiling, uPVC double glazed frosted window to front plus secondary glazing.

FRONT

Currently as wildlife garden, trees and shrubs. Driveway leading to:

CARPORT

Gated access to rear garden.

TANDEM GARAGE

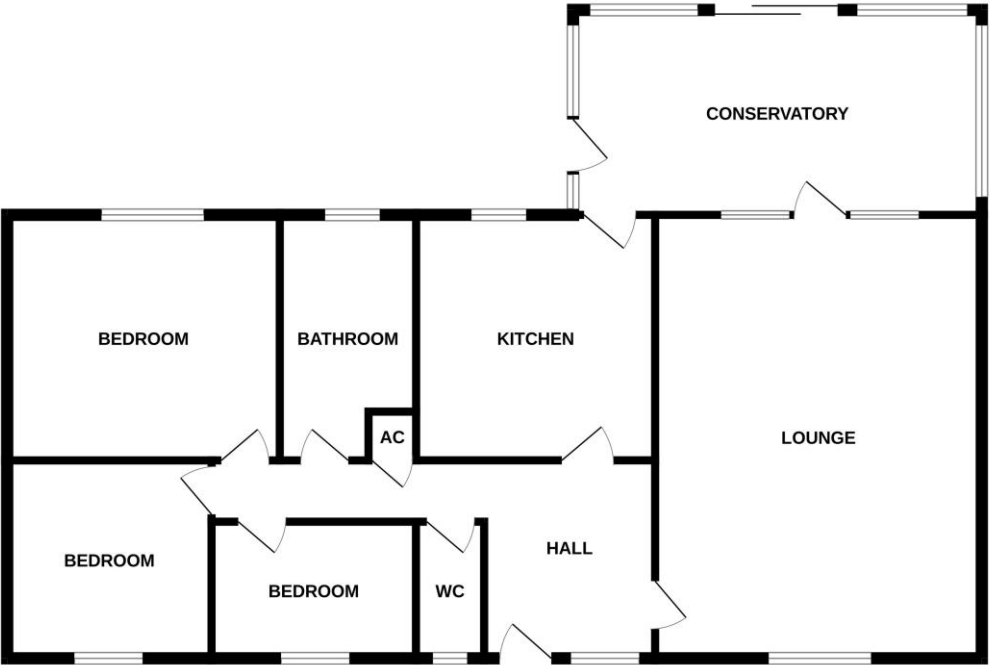
42' 10" x 8' 8" (13.06m x 2.64m) Electric door, power and light, work bench, windows, door to garden.

REAR GARDEN

Pear tree, shrubs, paved patio, magnolia, vegetable garden, lawn, potting area, door to tandem garage, gated access leading to carport and front.



GROUND FLOOR



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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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