

FREEHOLD



Bungalow (EPC Rating: D)

**32D HIGH STREET, LANGFORD,
BIGGLESWADE, SG18 9RR**

Price Guide

£595,000



First Step



3



1



3



D

3 Bedroom Bungalow located in Biggleswade

CHAIN FREE... 3 DOUBLE bedrooms... SEPARATE Lounge, Dining Room & Snug... Kitchen with UTILITY Room... WEST facing garden backing onto OPEN COUNTRYSIDE... Driveway PARKING FOR 3 CARS...

INTERNAL

Enclosed Porch

Full height windows and secure front door from front aspect. Tiled flooring, secure front door leading to:

Entrance Hallway

Secure front door. Dado rail, carpet. Loft hatch: fitted with light and partial boarding. Full height door to airing cupboard housing the water tank, water softener and shelved. Doors leading to:

Lounge

19'10" x 11'9"

Triple aspect windows to front and side aspects. Inset feature gas fire. Serving hatch into Kitchen. Carpet.

Snug

11'8" x 11'6"

Patio doors to rear aspect. Dado rail, carpet. Doors leading to:

Bedroom 1

12'5" x 11'6"

Window to front aspect. Carpet.

Bedroom 2

12'5" x 9'4"

Window to front aspect. Dado rail, carpet.

Bedroom 3

9'4" x 8'3"

Window to rear aspect. Dado rail, carpet, full height door to storage cupboard.

Attic/Loft Room

10'7" x 9'4"

Wooden steps to attic room. Velux window to rear aspect, carpet, wall heater, light and power.

Bathroom

Two windows to rear aspect. Cream suite comprising: Fully tiled large shower cubicle with glass door, pedestal wash hand basin, flush wc, Shaver point, heated towel rail, carpet. Two full height doors to shelved storage cupboard.

Kitchen

11'9" x 11'8"

Window to rear aspect. White wall and base units including glass front display unit and open corner shelves, with complementary work surface with drainer grooves. Integrated Miele dishwasher, upright fridge/freezer & double oven, Gaggenau ceramic hob and hotplates with built-in extractor

and Panasonic microwave. Tiled splash backs, one and a half bowl sink, vinyl flooring. Open serving hatch to lounge and openings leading to:

Dining Room

10'3" x 10'0"

Window to front aspect. Dado rail, carpet. Door leading to:

Rear Entrance Hallway

Door entrance from rear aspect. Ceramic tiled flooring, wall mounted consumer unit. Space and plumbing for both washing machine and tumbler dryer (stacked). Loft hatch: pipe access only. Doors leading to:

Utility Room

Window to side aspect. White wall and base units,, complementary work surface, radiator.

Cloakroom

Cream suite comprising: pedestal wash hand basin, flush wc. Ceramic tiled flooring. Wall mounted boiler - serviced March 2025.

EXTERNAL

Rear Garden

West facing garden with fence perimeters, backing onto countryside fields. Mainly laid to lawn with entertaining raised patio with low level wall and pergola. Range of flowerbeds with established shrubs and plants, various water butts, light, power, tap, Wooden garden shed fitted with light and power (separate consumer unit). Paved pathway with side gated access to front of property.

Front Garden

Low level wall and railing with hedge, plus fence to perimeters. Purpose built "wheelchair friendly" shallow steps to patio area. Light, power and established shrubs. Wooden garden shed. Side gated access. Access to garage and workshop.

Garage & Driveway Parking

18'10" x 14'6"

Detached garage with electric up and over door - fitted with light and power. Personal door and window to side aspect, fully plaster-boarded, loft hatch with eave storage. Driveway parking for 3 cars.

Workshop

Wooden workshop with personal door and windows - fitted with light, power and heater, fitted with shelves and work benches.

Additional Property Information

Freehold

EPC: Rating D

Council Tax: Band E



Probate in progress
 Mains utilities
 Traditional brick and block 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.

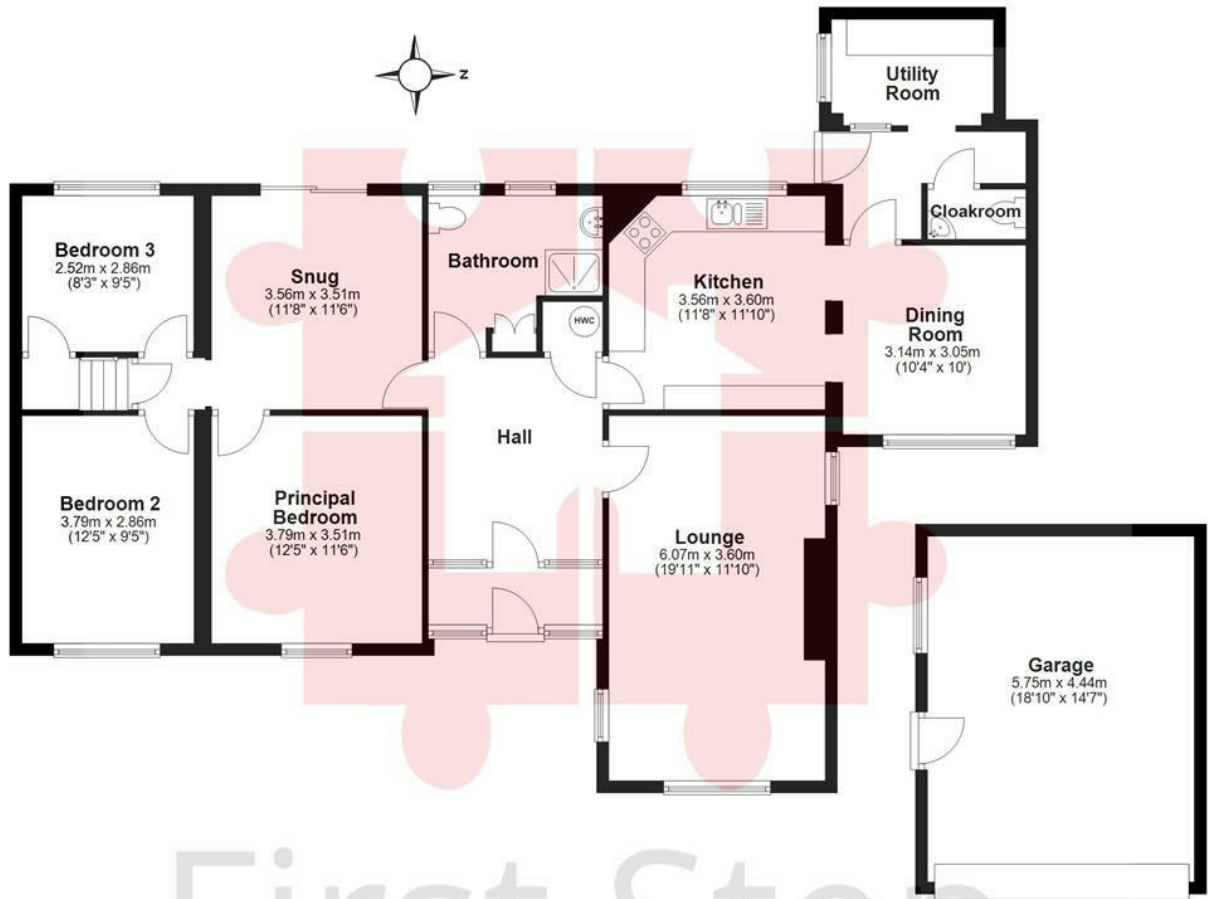
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agents, 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.



Ground Floor
Approx. 128.4 sq. metres (1381.9 sq. feet)



First Floor
Approx. 9.3 sq. metres (99.8 sq. feet)

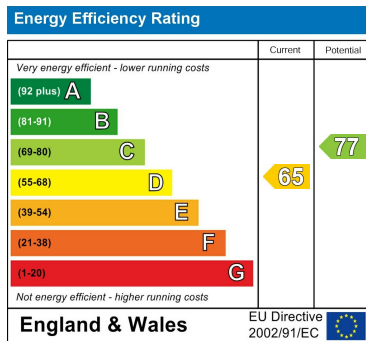


Total area: approx. 137.6 sq. metres (1481.6 sq. feet)

Council Tax Band

E

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.



First Step