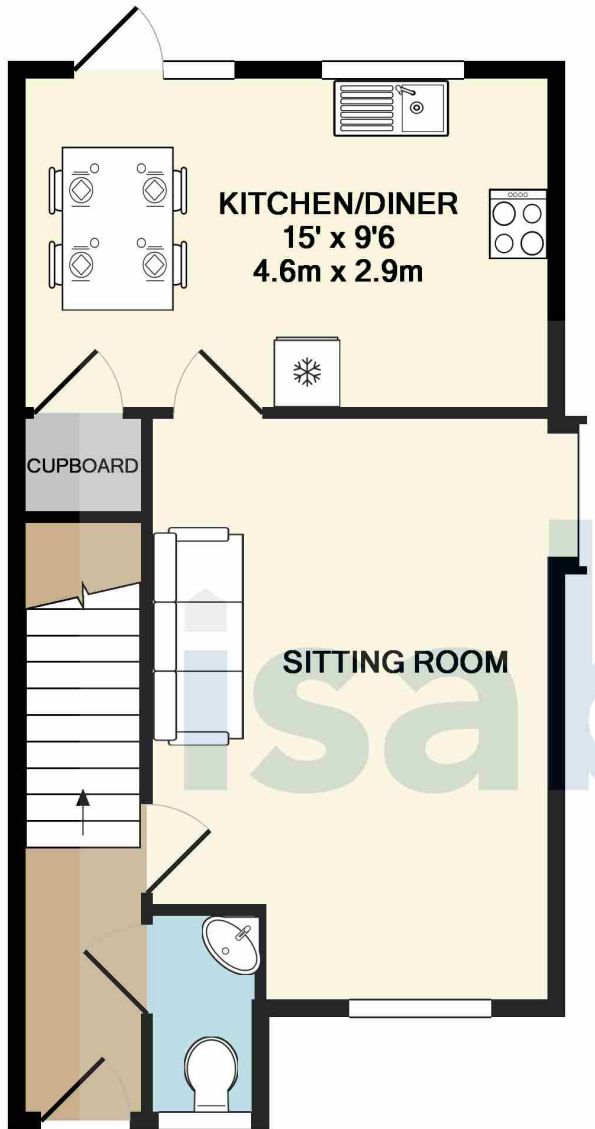


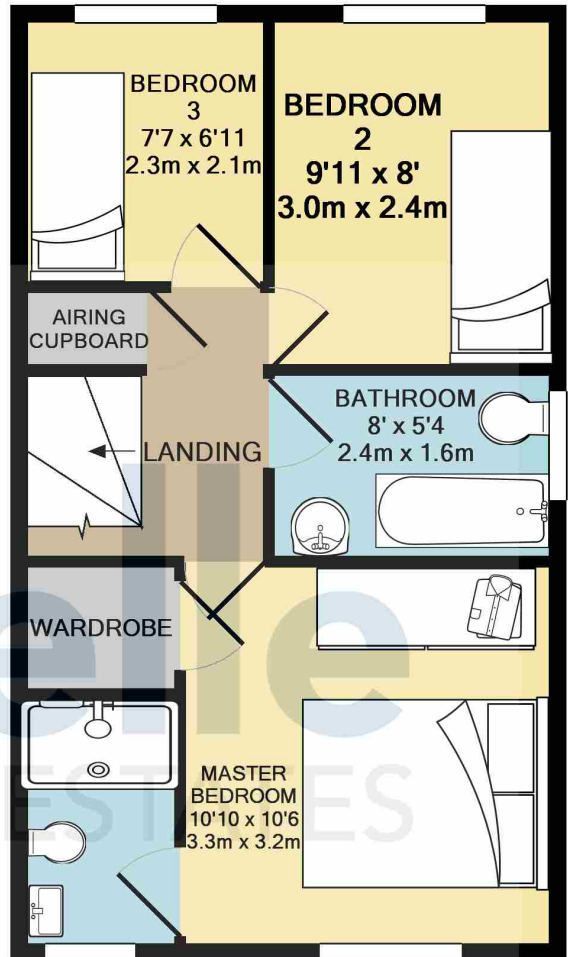


Isabelle Estates are delighted to offer for sale this lovely three bedroom end terrace home with garden and private parking for two cars. Situated in the heart of this popular village within a quiet cul de sac, early viewing is strongly advised!





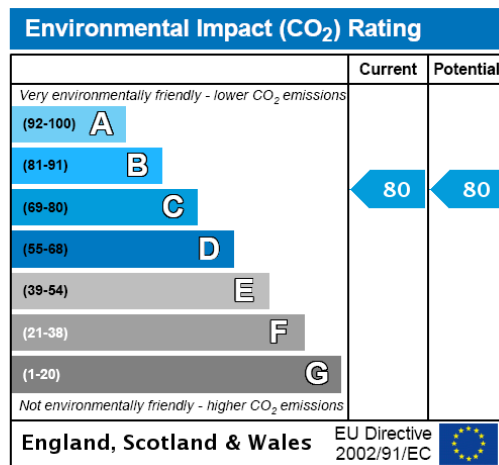
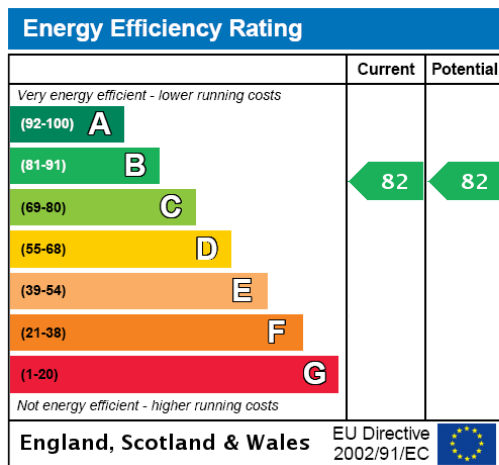
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Isabelle Estates are delighted to offer for sale this lovely three bedroom modern end terrace home with garden and private off road parking for two cars.

Having been built in 2011, the property is situated in the heart of this popular village within a quiet cul de sac and the ground floor comprises entrance hall with cloakroom, spacious dual aspect sitting room with box bay window to side, modern fully integrated kitchen/diner fitted with a range of matching high gloss white eye level and base units, rolled edge work surfaces, stainless steel sink and drainer with mixer tap, inset electric oven, gas hob, wall mounted boiler and integral washing machine, fridge/freezer and dishwasher finished with complimentary splashback tiling. A door leads out onto the rear garden.

Upstairs there are three bedrooms – guest room or study to rear, further double bedroom to rear, modern family bathroom consisting of matching white suite; panel enclosed bath, pedestal hand wash basin and low level WC and a large master bedroom with built-in closet and superb ensuite shower room.

Outside the lovely rear garden features a raised deck, shingle pathway to rear gated access, enclosed with 6ft privacy fencing to both sides, some shrubs, a young tree and is mainly laid to lawn.

A carport can be found to the rear which provides private covered off road parking for two cars and a further timber shed for storage.

Other noteworthy advantages include a ground floor cloakroom, under stairs cupboard, linen cupboard, loft storage, double glazed windows and doors, gas to radiator central heating and neutral decoration and tasteful floor coverings throughout.

Overall this is a fabulous family home and is available to purchase in excellent condition throughout.

For more information or to arrange a viewing contact Isabelle Estates today!

Energy Efficiency Rating: Band B (82).

The village is of Saxon origin, first mentioned in 944 AD and at one time it had one or more fording points across the river. Langford is three miles (5 km) south of Biggleswade and has been a settlement on the east bank of the river Ivel since Saxon times. It is a long straggling village which at one time had two or three fording points over the river, hence its name. The village now starts at the Baulk corner and it is nearly three miles to the Running Waters at the north end of the village.

There is a lower school in the middle of the village, opposite St. Andrew's Church. Local commerce includes a

long-established garden centre, a garage and filling station, one remaining pub and a private members' club, two convenience shops including one with a post office, farm shop, hairdressers, Chinese takeaway, small café, dog grooming boutique.

Agents Note:

These particulars are set out for guidance only and do not constitute or form part of an Offer or Contract. Any services, equipment, fitting or central heating systems have not been tested and no guarantee is given or implied that these are in working order. Purchasers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and a general outline only. Although the information contained within these details is believed to be correct, it cannot be relied upon. Prospective buyers are advised to check for any particular purpose.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.