



**Harvest Mouse Place, SG18 9RF**  
Langford

**PRICE £570,000**





Harvest Mouse Place, Langford,  
Biggleswade, Bedfordshire, SG18 9RF

£570,000

**Council Tax Band:** F

**Tenure:** Freehold

**Property Type:** Detached House

**Bedrooms:** | **Bathrooms:** | **Receptions:**  
4 | 2 | 2

Beautifully presented throughout, this detached family home sits on a sought-after development in the village of Langford, with views over fields and nearby walks to the river and countryside. With five years remaining on the builders guarantee, this character styled property offers everything needed for a growing family whilst benefitting from the laid back vibe of village life. Accommodation includes a good sized entrance hall, cloakroom, lounge with bay window, a big fitted kitchen with a dining and family area, utility room, four good sized bedrooms with ensuite shower to the master and a four piece family bathroom. Outside offers a south facing garden and a larger than expected single garage with a driveway for up to three cars. Not to be missed! Quote ref CM0245.



## GROUND FLOOR ACCOMMODATION

**ENTRANCE HALL** Stairs to first floor with cupboard under, vinyl flooring, radiator.

**CLOAKROOM** Fitted with a WC, wash hand basin, radiator.

**LOUNGE** Double glazed window to the front aspect, double glazed bay window to the side aspect, radiator, feature panelled walls

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**KITCHEN/DINER** Fitted with a range of eye and base level cupboard and drawer units with surrounding work surfaces, 1 ½ bowl sink with drainer and mixer taps, fitted appliances to include a double oven, gas hob with extractor above, fridge/freezer and dishwasher. Double glazed window to the side, door to the utility room. A large dining and family area with a double glazed window to the front aspect and double doors to the garden, vinyl flooring, two radiators, inset spotlights. Space for a large dining table and chairs with further space for additional seating and furniture.

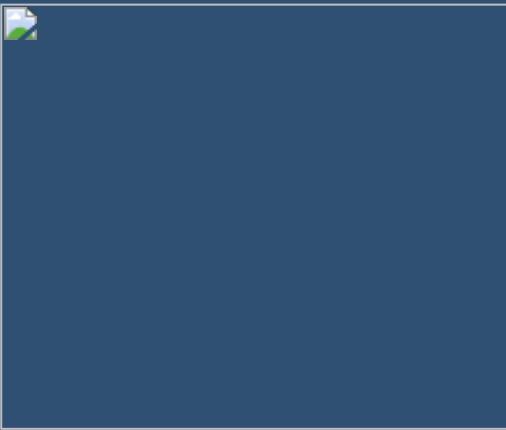
**UTILITY ROOM** Base level cupboard units with work surface over, space and plumbing for a washing machine, cupboard housing a gas boiler, vinyl flooring, extractor fan, radiator.

FIRST FLOOR ACCOMMODATION

**LANDING** Airing cupboard, access to the loft via hatch.

**BEDROOM ONE** Double glazed window to the side aspect, fitted wardrobes, radiator, feature panelled wall.

**ENSUITE** Double shower cubicle, wash hand basin, WC, heated towel rail, double glazed window to the side aspect, extractor fan, spotlights.





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**BEDROOM TWO** Double glazed window to the side aspect, radiator.

**BEDROOM THREE** Double glazed windows to the front and side aspects, radiator.

**BEDROOM FOUR** Double glazed window to the front aspect, radiator.

**FAMILY BATHROOM** Fitted with a four piece suite comprising of a panelled bath, WC, wash hand basin with mixer taps, separate shower cubicle, part tiled walls, heated towel rail, double glazed window to the front aspect, spotlights, extractor fan.

## OUTSIDE

**REAR GARDEN** Laid mainly to lawn with patio area, fenced boundaries and gated access to the driveway.

**GARAGE** A larger than usual single garage with an up and over door at the front. Power and light, potential of roof storage.

**PARKING** Driveway in front of the garage for up to three cars.

