



**Gothic**  
Estates.com

4 Bed Detached in Flexmore Way, Langford, SG18 9PT | £392,500



## Key Features

- Stunning upgrades - over £50,000 spent
- 4 bedroom detached home with garage
- Best plot - originally the showhome
- South Facing (newly) walled garden
- New stylish Kitchen with all appliances
- New bathroom with Jacuzzi & sep shower
- New cloakroom, new high-end boiler
- New carpets, new decor - MUST SEE!!!



## Description

SOLD SOLD SOLD

OUTSTANDING LUXURIOUS UPGRADES THROUGHOUT, NEW sleek kitchen + all appliances, NEW Jacuzzi bathroom, NEW cloakroom, NEW boiler, NEW decor & flooring throughout, NEW patio & garden wall, NEW cctv & alarm, SOUTH-FACING garden, WOW, MUST SEE!

Awe-inspiring recently-completed total renovation on this detached cul-de-sac home. Originally the showhome and hence on the best plot, set back from the neighbour and not linked unlike the rest of the street. Garden faces south and is walled on three sides. Spacious receptions with separate but open-plan Living and Dining. Upgrade works include the following:

Kitchen total re-fit with high-gloss, clean-lines cabinetry with built-in Neff double oven, microwave, gas hob and extractor, 'Quooker' mixer tap (can deliver instant boiling water) & Bosch dishwasher. c. £16,000  
Bathroom total refit with genuine Jacuzzi brand whirlpool spa bath, separate shower with Mira Platinum digital power shower (wall shower + rain shower) c. £9,000  
Cloakroom total re-fit c. £1,500  
New boiler & high pressure megaflow cylinder c. £4,000  
New 9" garden brick wall to two sides with side gate added + patio c. £11,000  
New soffits, fascias and gutters c. £2,500  
Huge double unit garden shed c. £1,500  
New flooring throughout c. £3,000  
New electricity consumer unit and lighting c. £1,000  
Also new garage roof, ceiling fan lights in receptions, 4 CCTV cameras, Yale alarm system, designer radiators, THE LIST GOES ON AND ON!

## Location

Langford is a village with medieval Saxon beginnings located alongside the River Ivel between Biggleswade to the north and Henlow to the South. Edworth Road provides a straight connection to the A1 Great North Road approximately 2 miles to the east. A broad range of housing is available from character cottages to contemporary new developments. Facilities include a Lower School, pub, convenience stores and a garden centre whilst mainline train links are available at Biggleswade or Arlesey. Population was just over 3000 at the last census.



## Ground Floor

Entrance Hall -

Inner Hall -

Living Room - 15' 3" x 11' 3" (4.65m x 3.44m)

Dining Room - 14' 7" x 8' 8" (4.47m x 2.65m)

Kitchen - 14' 7" x 8' 5" (4.46m x 2.57m) Max measurements

Cloakroom/WC -



## First Floor

Master Bedroom - 12' 4" x 10' 5" (3.78m x 3.19m) Overall measurement including fitted wardrobes.

Bedroom 2 - 11' 7" x 9' 7" (3.54m x 2.94m) plus door recess

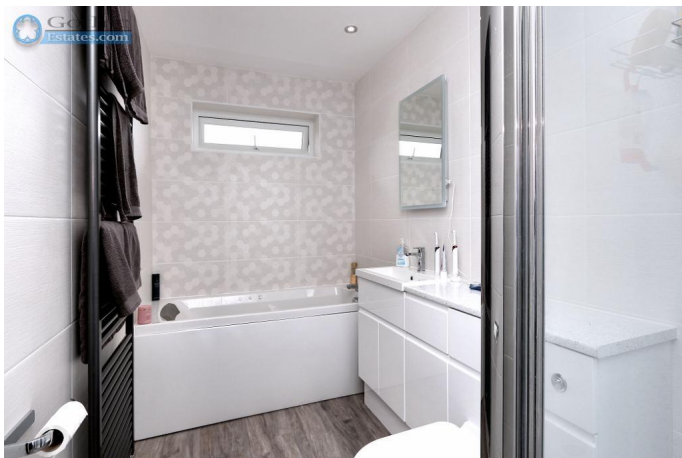
Bedroom 3 - 8' 8" x 7' 7" (2.66m x 2.32m)

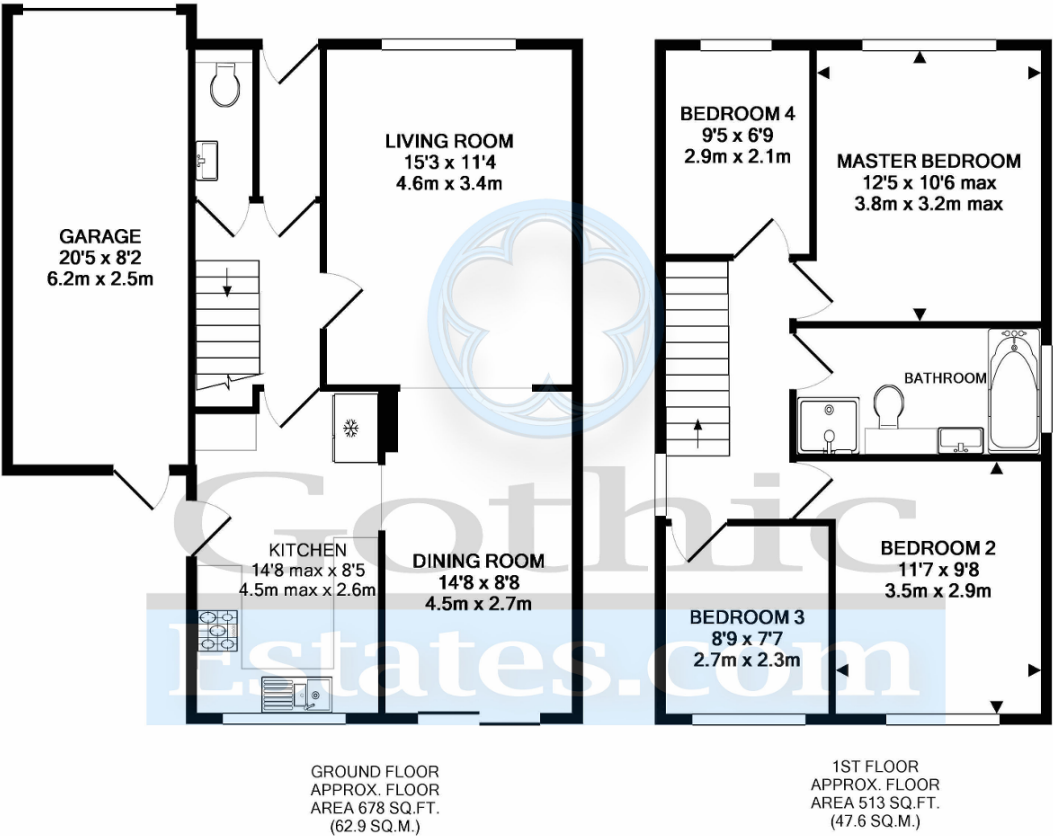
Bedroom 4 - 9' 4" x 6' 9" (2.87m x 2.07m)

Bathroom -









TOTAL APPROX. FLOOR AREA 1190 SQ.FT. (110.6 SQ.M.) - including garage

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

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