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Richard Busby Way, Luton

£365,000

BELVOIR!



Key Features

- > THREE BEDROOM DETACHED
- > THREE RECEPTION ROOMS
 - > EN SUITE TO MASTER
 - > CONSERVATORY
- > DOUBLE GARAGE - GARDENS
 - > OPEN VIEWS TO FRONT
 - > Tenure: Freehold
 - > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer for sale this exceptional detached family home, situated in the sought after village of Luton yet only a short drive to the market town of Long Sutton. Long Sutton boasts an active traditional high street and offers various amenities and facilities. Access to main link roads with Kings Lynn and Spalding being within easy reach.

The property offers spacious and airy accommodation and comprises in brief, entrance hall, lounge, dining room, conservatory, snug, kitchen and utility and WC. To the first floor, three double bedrooms with ensuite to master. Externally, to the front there is garden with open field views, enclosed rear garden, double garage and off road parking.





ENTRANCE HALL

Tiled storm porch, UPVC double glazed door with side panels, stairs to first floor landing, radiator. Part glazed internal doors to:

DINING ROOM

11'0" x 10'1" (3.36m x 3.08m)

UPVC double glazed box bay window to the front elevation, wall mounted feature fire. Part glazed double doors to the lounge.

LOUNGE

19'2" x 13'5" (5.84m x 4.08m)

UPVC double glazed window to the side elevation, UPVC double glazed French doors to the conservatory, radiator, feature fireplace with lighting and inset electric fire. (maximum measurements)

CONSERVATORY

12'10" x 11'8" (3.91m x 3.55m)

UPVC construction on a low brick base, UPVC double glazed French doors to the side elevation, twin feature radiators.

SNUG

11'3" x 10'4" (3.44m x 3.15m)

UPVC double glazed box bay window to the front elevation, radiator, arch to kitchen.

KITCHEN

12'7" x 10'0" (3.83m x 3.04m)

UPVC double glazed windows to the front and rear elevations, range of quality fitted base and wall units, built in oven, hob and canopy hood over, integrated dishwasher, ceramic sink unit with mixer taps over, centre island with storage, radiator.

UTILITY ROOM

10'7" x 5'7" (3.23m x 1.70m)

UPVC double glazed door and window to the rear elevation, recent wall mounted boiler, fitted work surface, plumbing for washing machine and space for tumble dryer.

WC

UPVC double glazed window to the rear elevation, two piece suite comprising of WC, wash hand basin, radiator.







FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation, radiator, airing cupboard.

BEDROOM 1

12'10" 10'4" (3.90m x 3.15m)

UPVC double glazed window to the front elevation, over stairs storage cupboard, radiator.

EN SUITE

UPVC double glazed window to the rear elevation, three piece suite comprising of recently fitted WC, feature wash hand basin with vanity unit, glazed shower cubicle, heated towel rail, extractor.

BEDROOM 2

12'8" x 11'6" (3.85m x 3.50m)

UPVC double glazed window to the rear and side elevations, radiator.

BEDROOM 3

13'3" x 8'10" (4.04m x 2.68m)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

UPVC double glazed window to the side elevation, four piece suite comprising of WC, wash hand basin, panelled bath, corner glazed shower cubicle, heated towel rail.

EXTERNALLY

FRONT: Enclosed by low fencing with gated access, pathway leading to property and gated side access to the rear. The front garden has attractive views over farmland.

REAR: Enclosed by fencing, laid to lawn, attractive patio area, standing for storage shed.

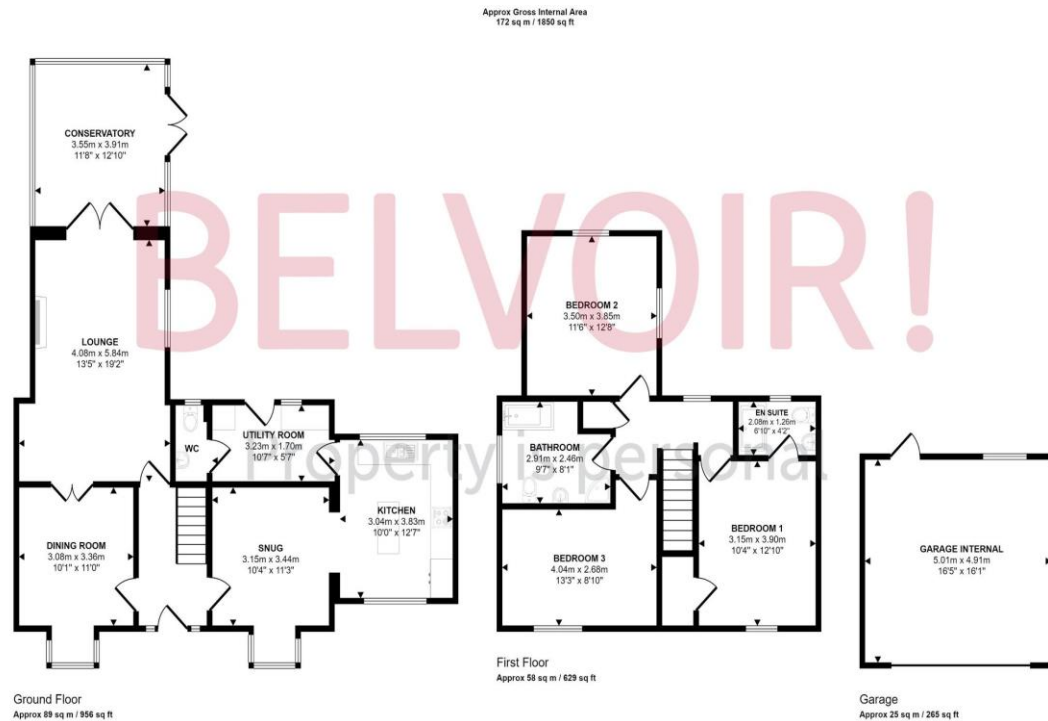
DOUBLE GARAGE

16'5" x 16'1" 5.01m x 4.91m)

Detached brick built double garage, light and power connected, double electric roller door. Leading to gravel driveway providing off road parking.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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