



**Connells**

Wyken Close  
Luton



### Property Description

Are you looking for a family home with an annex? Look no further! This four bedroom heavily extended abode has been extended into its original double garage by the current owners making a self-contained dwelling with its own kitchen, bedroom and shower room.

Downstairs briefly comprises porch, hallway, cloakroom, living open plan to dining/kitchen, sun room and utility. The annex accommodates a kitchen/living space, bedroom and shower room.

Upstairs there is four double bedrooms, en suite to master and family bathroom.

Externally there is a private secluded garden with shrubs and trees to the rear and drive for four cars at the front.

The local area offers good schools including, Bramingham Primary School, The Meads Primary School and Woodlands Secondary school which rates as ofsted 'outstanding'.

Local shops include RT Convenience and Sainsbury's supermarket.

Barton Hills medical group and Bramingham Dental Clinic are also within walking distance and Leagrave railway station is just over a mile from the residence.

Call now to book your viewing!

### Entrance Porch

Double glazed frosted door with frosted windows to both sides. Tiled.

### Entrance Hall

Double glazed frosted door to front aspect. Stairs leading to first floor. Radiator.

### Cloakroom

Double glazed frosted window to front aspect. Suite comprising wash hand basin and low level wc. Radiator.

### Lounge

17' 7" x 11' 7" ( 5.36m x 3.53m )  
Double glazed window to front aspect.  
Gas fire place. Radiator.

### Dining Room

12' x 9' 4" ( 3.66m x 2.84m )  
Double glazed patio doors and window to rear aspect. Radiator.

### Kitchen

19' 6" x 10' 4" ( 5.94m x 3.15m )  
Double glazed window to rear aspect.  
Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a cooker. Integrated hob x 2. Extractor fan. Plumbing for a dishwasher. Space for a fridge/freezer. Part tiled. Tiled floor. Boiler. Radiator. Under stairs storage cupboard.

### Utility Room

11' 8" x 4' 4" ( 3.56m x 1.32m )  
Double glazed window to rear aspect.  
Plumbing for a washing machine.  
Radiator.

### Sun Room

11' 8" x 11' 4" ( 3.56m x 3.45m )  
Double glazed patio doors to rear aspect. Radiator.

## First Floor Landing

Loft access with pull down ladder. Airing cupboard housing boiler.

### Bedroom One

11' 9" x 11' 9" ( 3.58m x 3.58m )

Double glazed window to front aspect. Fitted wardrobes. Radiator.

### En Suite

Double glazed frosted window to front aspect. Suite comprising corner shower cubicle, wash hand basin and low level wc. Storage cupboard. Heated towel rail. Tiled wall and floor.

### Bedroom Two

14' 1" x 11' 8" ( 4.29m x 3.56m )

Two double glazed windows to rear aspect. Built in wardrobes across whole side. Two radiators.

### Bedroom Three

15' 4" x 8' 2" ( 4.67m x 2.49m )

Double glazed window to front aspect. Radiator.

### Bedroom Four

13' 4" x 8' 9" max ( 4.06m x 2.67m max )

Two double glazed windows to rear aspect. Radiator.

## Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Part tiled. Radiator.

## Front Garden

Paved driveway for up to four vehicles. Shrubs.

## Rear Garden

Laid to lawn with a paved patio area. Two sheds. Shrubs and trees. Gate to front aspect.

## Annex

### Kitchen/Diner

17' 7" x 7' 8" ( 5.36m x 2.34m )

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric cooker with gas hob. Extractor fan. Plumbing for a washing machine. Radiator. Loft space.

### Living/Bedroom Area

13' 8" x 8' 7" ( 4.17m x 2.62m )

Double glazed window to front and side aspects. Door to side aspect. Radiator. Loft space.

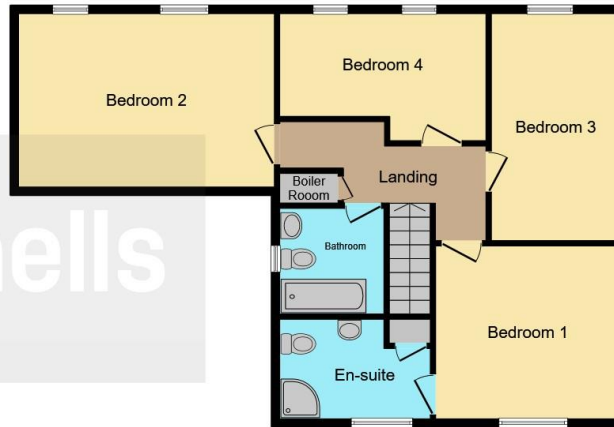
### Shower Room

Double glazed frosted window to side aspect. Suite comprising shower with extra attachment, wash hand basin and low level wc. Extractor fan. Heated towel rail. Tiled floor.





**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
 LUTON LU3 2AD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LUN102759](http://connells.co.uk/Property/LUN102759)**

Tenure: Freehold



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Property Ref: LUN102759 - 0005