



**Connells**

New Bedford Road  
Luton



### Property Description

A stunning four double bedroom extended family home situated on the respected New Bedford Road in LU3.

The property boasts an abundance of space internally and externally- with potential to extend further (STPP.)

The residence offers an abundance of space for all the family with 22 foot kitchen/breakfast room, separate dining room and 22 foot lounge. While offering a wealth of accommodation it keeps its warm welcoming feel.

Some of the benefits include en-suite to master bedroom, utility room, downstairs WC, large kitchen finished to a high standard including a breakfast area with granite worktops and a separate dining room.

Externally to the rear is a private secluded garden with lawn, self-built tree house ready for your children's imagination and pizza oven for those summer evenings.

The front the property is set back off the road and accommodates a drive for multiple cars. There is also an integral larger than average garage with an up and over door.

School catchments include the popular Icknield High School and Cardinal Newman Catholic School. Barnfield Collage and Luton Sixth Form are also within close reach.

Local shops include Marks & Spencer's, Co-op and Tesco Express. A little further there is a Sainsbury's supermarket and an array of amenities.

This is not one to miss, call now to book your private viewing!

### Entrance Porch

Door to front aspect. Double glazed window to side aspect. Tiled.

### Entrance Hall

Stain glass door to front aspect. Airing cupboard housing hot water tank. Stairs leading to first floor. Under stairs storage cupboard. Storage cupboard. Radiator.

### Lounge

22' x 12' ( 6.71m x 3.66m )  
Double glazed window and door to rear aspect. Sky light. Log burner. Radiator.

### Kitchen

26' x 11' 9" ( 7.92m x 3.58m )  
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a double sink with instant hot water tap. Integrated fridge/freezer. Plumbing for a dishwasher. Breakfast Island with Granite work tops. Cooker with hob. Extractor fan. Part tiled.

### Utility Room

12' 6" x 8' 8" ( 3.81m x 2.64m )  
Double glazed window and door to rear aspect. Plumbing for a washing machine and tumble dryer. Tiled. Radiator.

### Cloakroom

Suite comprising low level wc and wash hand basin. Extractor fan. Part tiled walls. Tiled floor.

### Dining Room

15' 5" x 12' 9" ( 4.70m x 3.89m )  
Double glazed window to side and front aspects. Double glazed stained glass window to side aspect. Radiator.

### First Floor Landing

Loft access with insulation and part boarded.

### Bedroom One

16' 5" x 12' 4" ( 5.00m x 3.76m )  
Double glazed window to side and front aspects. Radiator.

### En Suite

Double glazed frosted window to front aspect. Suite comprising shower cubicle, wash hand basin, bidet and low level wc. Fully tiled. Radiator. Extractor fan.

### Bedroom Four

12' 6" x 12' 6" ( 3.81m x 3.81m )  
Double glazed window to rear aspect. Radiator.

### Bedroom Three

14' 8" x 11' 1" ( 4.47m x 3.38m )  
Double glazed window to rear aspect. Radiator.

### Bedroom Two

17' 7" x 11' 3" ( 5.36m x 3.43m )  
Double glazed window to front aspect. Radiator.

### Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Heated towel rail. Fully tiled.

### Integral Garage

Up and over door. Power and light.

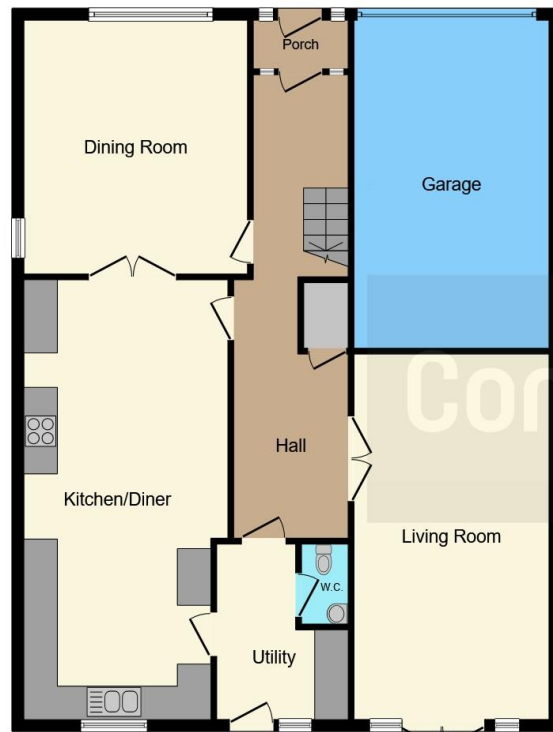
### Front Garden

Paved driveway for multiple vehicles.

### Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Pizza oven. Tree house. Gate to front aspect.





**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

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUN102740](http://connells.co.uk/Property/LUN102740)**



Tenure: Freehold



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