



Connells

Rackham Drive
Luton



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Property Description

This three bedroom detached residence is located off of Riddy Lane in LU3 and comes under the popular Icknield catchments. Benefits include, garage and drive, en suite to master, two reception rooms and downstairs WC. It is also being offered to the market chain free!

The 1990's family home lays within a quiet cul-de-sac off the beaten track, while still being in close proximity of amenities and schools.

The property internally comprises hallway, cloakroom, two reception rooms and kitchen downstairs.

Upstairs there is three bedrooms with en suite to master and family bathroom.

Externally to the front is a path with steps down to your front door and to the side is a drive with up and over door into garage.

The rear garden offers secluded outside space with shrubs with gate leading back to front as well as door to the garage.

The area boasts an array of schools including Icknield Primary and High, Cardinal Newman Catholic school as well as Luton Sixth Form Collage and Barnfield Avenue.

A short walk is both Riddy Lane shops and Birdsfoot Lane amenities. A little further is a Marks & Spencer BP and a Sainsbury's supermarket.

Local doctors include Neville Road Surgery and Gardenia Practice. Dentists include Marsh House Dental Practice and Bupa Dental Care.

Leagrave Railway Station is located around 1.3 miles from the home and Luton Mainline Railway Station around 1.8 miles.

Entrance Hall

Double glazed door to front aspect. Fitted alarm. Stairs to first floor. Under stairs storage cupboard. Radiator.

Cloakroom

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

Lounge

17' 7" x 10' 9" (5.36m x 3.28m)
Double glazed bay window to front aspect. Gas feature fireplace. Radiator.

Dining Room

13' 4" x 8' 9" (4.06m x 2.67m)
Double glazed patio doors to rear aspect. Radiator.

Kitchen

12' 9" x 8' 6" (3.89m x 2.59m)
Double glazed frosted door to side aspect. Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with roll edge work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Electric cooker and gas hob with extractor fan over. Part tiling. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access with ladder and insulation.

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed window to rear aspect.
Radiator.

En Suite

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

Bedroom Two

12' 9" x 10' 9" (3.89m x 3.28m)

Double glazed bay window to front aspect.
Radiator.

Bedroom Three

9' 3" x 7' (2.82m x 2.13m)

Double glazed window to rear aspect.
Radiator.

Bathroom

Double glazed frosted window to front aspect.
Suite comprising bath with shower attachment, wash hand basin and low level wc. Extractor fan. Part tiled. Radiator.

Front Garden

Block paved with steps leading down to the front door.

Rear Garden

Lawn with paved patio area. Shrubs and trees. Gate to front aspect. Door to garage.

Garage

Single garage with up and over door. Power and light supply.





To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D

view this property online [connells.co.uk/Property/LUN102822](https://www.connells.co.uk/Property/LUN102822)

Tenure: Freehold



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