



Connells

Whitehaven
Luton



Property Description

A three bedroom family home located in the popular Barton Hills area of LU3. Benefits include; downstairs cloakroom, three reception rooms, ensuite to master and integral garage. It is also being offered to the market chain-free!

The home as been extended making an abundance of space with two reception rooms plus kitchen/diner making versatile living for the whole family.

There is also an integral garage currently being used for storage but offers potential to extend further (STPP.)

The property briefly comprises of; Hallway, cloakroom, lounge, second reception room and kitchen/diner downstairs.

Upstairs are three bedrooms and bathroom located off the landing. There is an en-suite to the master bedroom.

Eternally to the front is a block paved drive, to the rear is a private garden.

The secluded private garden creates an escape from busy life with its restful surroundings.

Behind the property are rolling fields leading over to Streatley creating scenic walks with picturesque sunsets.

The local area offers local amenities including; Sainsbury's supermarket, doctors surgery and dentist clinic as well and takeaways and a public house.

Local schools include; Bramingham Primary School, Woodlands Secondary School and Lea Manor High School & Performing Arts College.

Leagrave Railway Station is just over a mile from the residence,

If you are looking for a family home this is not one to miss, call now to book a viewing!

Entrance Hall

Double glazed frosted door to side aspect.

Cloakroom

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

Lounge

17' 5" x 14' max (5.31m x 4.27m max)

Double glazed window to front aspect. Stairs leading to first floor. Radiator.

Dining/Play Room

13' 7" x 8' 6" (4.14m x 2.59m)

Double glazed window to rear aspect. Tiled. Radiator. Door to garage.

Kitchen/Breakfast Room

21' 3" x 8' 9" (6.48m x 2.67m)

Double glazed door and two windows 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 fridge/freezer. Integrated oven with gas hob and extractor fan over. Tiled. Radiator.

First Floor Landing

Loft access with pull down ladder, insulation and boarding. Airing cupboard housing combi boiler.

Bedroom One

12' 4" x 10' 3" (3.76m x 3.12m)

Double glazed window to front aspect. Built in wardrobes. Storage cupboard. Radiator.

En Suite

Suite comprising shower cubicle, wash hand basin and low level wc. Tiled. Extractor fan.

Bedroom Two

17' 9" x 8' 2" (5.41m x 2.49m)

Double glazed windows to front and rear aspects. Radiator.

Bedroom Three

12' 1" x 7' 5" (3.68m x 2.26m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Tiled. Radiator. Extractor fan.

Front Garden

Block paved driveway.

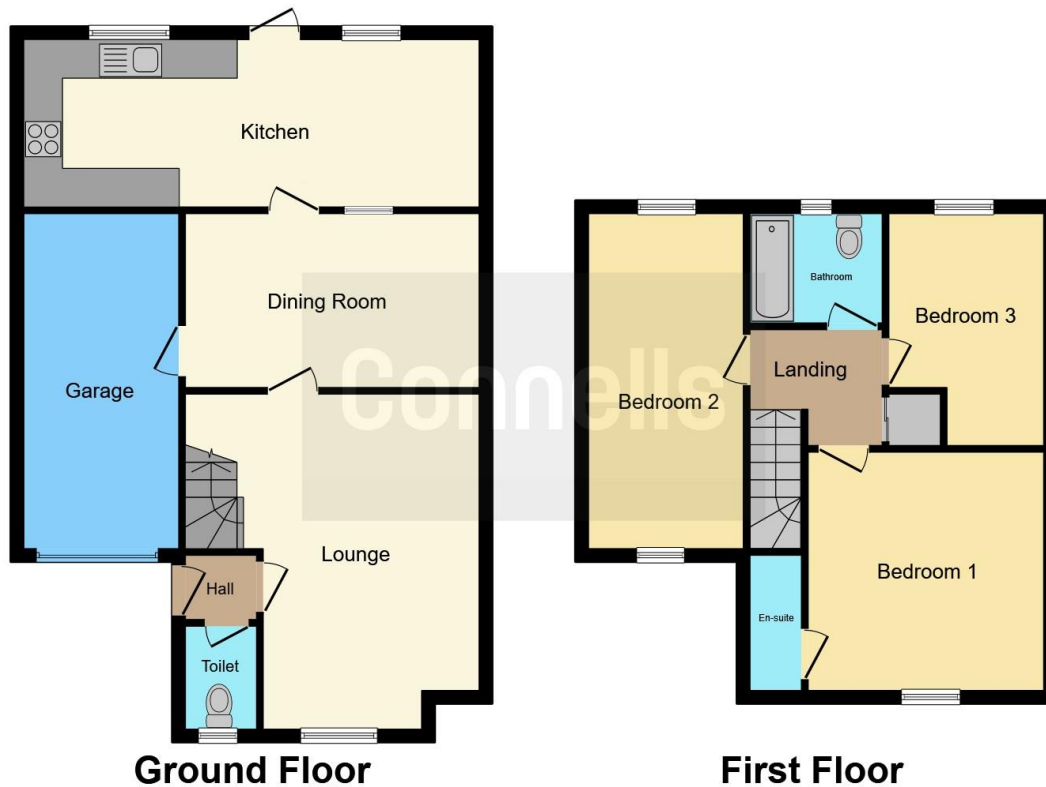
Rear Garden

Laid to lawn with a patio area. Shed.

Garage

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





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

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EPC Rating: C

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Tenure: Freehold



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