



**Connells**

Barleyvale  
Luton



### Property Description

This four Bedroom extended detached property is located in the ever popular Bramingham area, close to various local amenities and popular local schools. The property has ample living space, featuring a lounge / diner, kitchen, and cloakroom/downstairs WC. Upstairs features a master double bedroom with en suite, three further good sized bedrooms and a family bathroom. Outside you will find front, side and rear gardens, off road parking and an integral garage. Viewings are highly recommended to appreciate the size of this family home

### Entrance Hall

Double glazed door to front aspect. Radiator.

### Cloakroom

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

### Lounge /Diner

36' 9" x 12' max ( 11.20m x 3.66m max )  
Double glazed window to rear aspect. French doors to rear aspect. Television point.  
Double glazed bay window to front aspect.  
Double glazed window to side aspect.  
Television and telephone points. Radiators.

### Kitchen

26' 5" x 9' 3" ( 8.05m x 2.82m )  
Double glazed window to rear and side aspects. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a dishwasher and washing machine. Electric oven with gas hob. Storage cupboard, Radiator.

### First Floor Landing

Storage cupboard. Airing cupboard. Loft access. Radiator.

### Bedroom One

12' 1" x 11' 5" ( 3.68m x 3.48m )  
Double glazed window to front aspect.  
Built in wardrobes. Radiator.

### En Suite

Double glazed window to front aspect. Suite comprising shower cubicle, vanity wash hand basin and low level wc. Fully tiled.

### Bedroom Two

11' 2" x 11' 1" ( 3.40m x 3.38m )  
Double glazed window to rear aspect.  
Built in wardrobes. Radiator.

### Bedroom Three

12' 4" x 7' 6" ( 3.76m x 2.29m )  
Double glazed window to rear aspect.  
Radiator.

### Bedroom Four

9' 8" x 6' ( 2.95m x 1.83m )  
Double glazed window to rear aspect.  
Radiator.

### Bathroom

Suite comprising Bath with mixer taps, shower cubicle, vanity wash hand basin and low level wc. Heated towel rail. Fully tiled.

## Front Garden

Driveway providing off road parking for two vehicles.

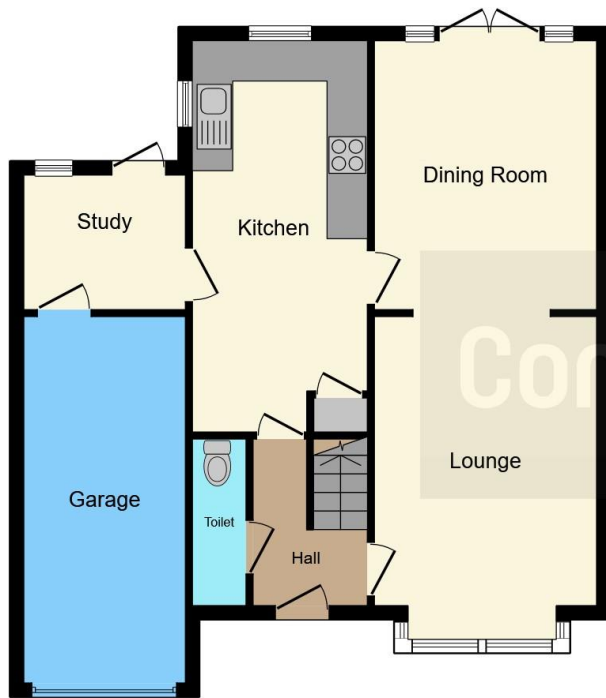
## Rear Garden

Laid to lawn with a patio area. Flower beds. Side access.

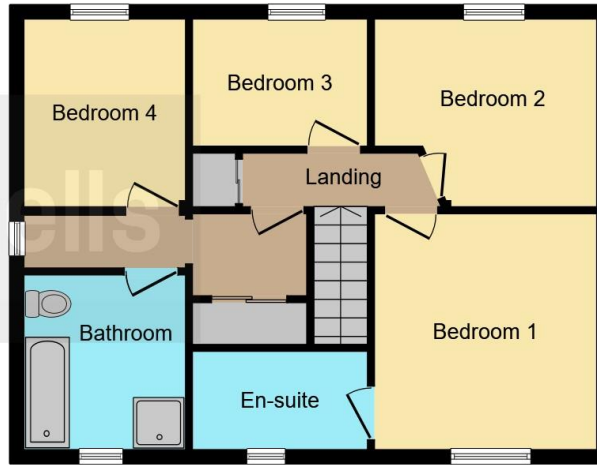
## Garage

Single garage with up and over door. Power and light supply. Plumbing for white goods.





**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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/LUN102851](http://connells.co.uk/Property/LUN102851)**

Tenure: Freehold



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