



Connells

Ryefield
Luton



Property Description

This tastefully decorated extended four bedroom detached family home is located in the popular Barton Hills area of LU3 and comes with a list of benefits including two reception rooms, kitchen/diner, cloakroom, utility room and en-suite to master bedroom.

The property briefly comprises hallway, lounge, second reception room (which could be used as a fifth bedroom), kitchen/diner, cloakroom, and utility room leading into the garage downstairs.

Upstairs are four bedrooms with an en-suite to master and a family bathroom.

Externally there is a rear garden laid mostly to lawn with shrubs and trees and the front has a lawn area and a block paved driveway for multiple cars.

The area of Barton Hills offers an array of amenities including Sainsbury's supermarket, Barton Hills Medical Group and Bramingham Dental Clinic.

The A6 which leads towards Bedford is within close reach as well as several bus routes leading in all directions.

Leagrave railway station which is located around 1.5 miles from the accommodation.

Local schools include Bramingham Primary School, Lea Manor High School & Performing Arts College and Woodlands Secondary School (rated Ofstead 'Outstanding')

This property must be viewed to be truly appreciated- call now to book your viewing!

Entrance Hall

Double glazed door and window to front aspect. Double glazed window to side aspect. Stairs leading to first floor. Under stairs storage cupboard. Tiled. Radiator.

Lounge

17' 7" x 10' 9" (5.36m x 3.28m)

Double glazed bay window to front aspect. Radiator.

Second Reception Room

12' 8" x 7' 6" (3.86m x 2.29m)

Double glazed window to front aspect. Radiator.

Cloakroom

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

Utility

7' 8" x 5' 3" (2.34m x 1.60m)

Door to garage. Wall and base units with roll edge work surfaces over. Plumbing for a washing machine and tumble dryer. Tiled. Radiator.

Kitchen/Diner

25' 6" x 9' 3" (7.77m x 2.82m)

Double glazed window to rear aspect. Double glazed patio doors and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Breakfast area. Integrated double oven with gas hob and extractor fan over. Space for a fridge/freezer. Part tiled walls and tiled flooring. Radiator.

First Floor Landing

Airing cupboard housing hot water tank. Loft access, insulated, part boarded with pull down ladder.

Bedroom One

14' 2" x 11' (4.32m x 3.35m)

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

En Suite

Double glazed frosted window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled walls. Tiled floor. Heated towel rail.

Bedroom Two

14' 3" x 11' 1" (4.34m x 3.38m)

Double glazed window to front aspect. Radiator.

Bedroom Three

10' 1" x 9' 5" max (3.07m x 2.87m max)

Double glazed window to rear aspect. Radiator.

Bedroom Four

10' 1" x 7' 8" (3.07m x 2.34m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising free standing bath, low level wc and wash hand basin. Part tiled walls. Tiled flooring.

Front Garden

Lawn area with shrubs and trees. Block paved driveway for multiple vehicles.

Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Shed.

Garage

Electric up and over door. Power and light supply. Double glazed window and door to rear aspect. Boiler.





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: C

view this property online connells.co.uk/Property/LUN103042



Tenure: Freehold



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