



Connells

Bottanical Grove
Barnfield Place Luton

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Barnfield Place Luton LU2 7AS

for sale
£575,000



Property Description

THE LAST ONE STANDING! This FIVE bedroom detached NEW BUILD family house makes the ideal forever home with benefits including; Study, cloakroom, dressing room and en suite to master plus two family bathrooms.

Briefly comprises hallway, lounge, study, cloakroom, and kitchen/diner downstairs. Upstairs are three bedrooms and family bathroom located off the landing. The master bedroom holds a dressing room and en suite. The second floor has two more bedrooms and shower room located off the landing. Externally the rear is laid mostly to lawn and the front has shrubs. The side accommodates a drive for 2 cars and a garage.

The property comes with a NHBC warranty.

School catchment include's, Bushmead Primary and Icknield High for the younger children and Luton Sixth Form Collage and Barnfield Collage for the older ones.

Leagrave and Luton mainline railway stations are a short drive.

Local shops include, Riddy Lane Stores, Marks and Spencer and Co-op.

This isn't one to miss out on, call now to book a viewing!

Entrance Hall

Double glazed frosted door to front aspect. Storage cupboard. Stairs leading to first floor. Radiator.

Lounge

15' 6" x 10' 9" (4.72m x 3.28m)
Double glazed window to front aspect. Radiator.

Study

8' 9" x 7' 5" (2.67m x 2.26m)
Double glazed window to front aspect. Radiator.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Heated towel rail. Extractor fan.

Kitchen/Diner

27' 3" x 9' 2" (8.31m x 2.79m)
Double glazed window to rear aspect. Two double glazed patio doors 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. Integrated 5 ring gas hob with cooker hood over. Double oven Integrated washing machine and dishwasher. Boiler.

First Floor Landing

Double glazed window to front aspect. Stairs leading to second floor. Airing cupboard housing hot water tank.

Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m)
Double glazed window to rear aspect. Radiator.

Dressing Room

11' x 6' 5" (3.35m x 1.96m)
Radiator.

En Suite

Double glazed frosted window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail.

Bedroom Two

15' x 9' (4.57m x 2.74m)
Double glazed window to front aspect.
Radiator.

Bedroom Three

9' 8" x 8' 3" (2.95m x 2.51m)
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. Heated towel rail. Extractor fan.

Second Floor Landing

Double glazed sky light to rear aspect. Eaves storage.

Bedroom Four

17' 5" x 11' 1" (5.31m x 3.38m)
Double glazed sky lights to front and rear aspects. Two radiators.

Bedroom Five

11' 7" x 11' 6" max (3.53m x 3.51m max)
Double glazed window to front aspect.
Radiator.

Shower Room

Double glazed sky light to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Extractor fan.

Front Garden

Paved. Shingle areas with shrubs. Driveway providing off road parking for two vehicles.

Rear Garden

Laid to lawn with a patio area. Gate to side drive.

Garage

Up and over door. Double glazed door to side aspect. Power and light supply.





To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: Awaited

view this property online connells.co.uk/Property/LUN103324

Tenure: Freehold



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Property Ref: LUN103324 - 0003