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Property Description

A well presented four bedroom property situated in a quiet cul-de-sac in the popular Barton Hills area of North Luton. Internally this detached family home benefits from excellent living spaces which include a cloakroom, kitchen, lounge, dining room and a conservatory all to the ground floor. On the first floor there are four good sized bedrooms with the master bedroom having an en-suite. Externally there is ample off road parking, front and rear gardens and a garage.

Entrance Porch

Double glazed frosted window to side aspect. Door to front aspect.

Entrance Hall

Frosted door to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Door to garage. Radiator.

Cloakroom

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

Kitchen

15' 6" x 9' 2" (4.72m x 2.79m)
Double glazed window to front aspect. Frosted door to side aspect. 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 washing machine and dishwasher. Integrated gas cooker and double oven with fan over. Part tiled. Radiator.

Lounge

15' 1" x 11' 9" (4.60m x 3.58m)
Double glazed patio doors and windows to rear aspect. Radiator.

Dining Room

10' 8" x 9' 4" (3.25m x 2.84m)
Double glazed window to rear aspect. Built in units. Radiator.

Conservatory

12' 9" x 10' 2" (3.89m x 3.10m)
Double glazed frosted patio doors to side aspect. Double glazed windows to both sides and rear aspects. Double glazed skylight. Wash hand basin. Radiator.

First Floor Landing

Loft access. Airing cupboard housing hot water tank.

Bedroom One

15' 3" max x 12' 3" (4.65m max x 3.73m)
Double glazed window to front aspect. Radiator.

En Suite

Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Fully tiled. Two storage cupboards.

Bedroom Two

12' 3" x 9' (3.73m x 2.74m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

11' 9" x 8' 7" (3.58m x 2.62m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Four

11' 8" max x 8' 6" (3.56m max x 2.59m)
Double glazed window to rear aspect. Over stairs storage cupboard. Radiator.

Bathroom

Double glazed frosted window to side aspect. Suite comprising Jacuzzi bath with shower over, wash hand basin and low level wc. Heated towel rail. Fully tiled.

Front Garden

Block paved driveway for three vehicles.

Rear Garden

Laid to lawn with a patio area. Shrubs. Gate to front.

Garage

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





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1A Riddy Lane
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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Property Ref: LUN103296 - 0003