



Connells

Hardwick Green
Luton



Property Description

This three bedroom detached house in Barton Hills makes the ideal family home. Nestled away at the end of a cul-de-sac with benefits including, three good size bedrooms, en-suite to master, open plan lounge/diner and private low maintenance garden. In pristine condition and being offered to the market chain-free, this isn't one to miss!

Briefly comprises porch, lounge/diner and kitchen downstairs.

Upstairs are three bedrooms with en-suite to master located off the landing.

The rear is paved with artificial grass with storage to the side and gate to front.

The front is block paved and allows a drive for three vehicles.

The garage has power and lighting.

The local area offers popular schools including, Bramingham Primary School, The Meads Primary School and Woodlands Secondary school which rates as ofsted 'outstanding'.

Local shops include RT Convenience and Sainsbury's supermarket.

Barton Hills medical group and Bramingham Dental Clinic are also within walking distance and Leagrave railway station is just over a mile from the residence.

Leagrave railway station is just over a mile from the residence and Luton mainline station around 3 miles.

Entrance Porch

Double glazed frosted door to front aspect.
Double glazed frosted window to side aspect.
Wooden flooring. Radiator.

Lounge/Diner

23' max x 17' max (7.01m max x 5.18m max)

Double glazed windows to front and rear aspects. Stairs leading to first floor. Under stairs storage cupboard. Wooden flooring.

Kitchen

11' x 7' (3.35m x 2.13m)

Double glazed window to rear aspect. Double glazed frosted door 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 electric hob and oven with fan over. Integrated fridge and freezer. Integrated washing machine and dishwasher.

First Floor Landing

Double glazed frosted window to side aspect. Over stairs storage cupboard. Loft access.

Bedroom One

14' x 9' (4.27m x 2.74m)

Double glazed window to front aspect. Radiator.

En Suite

Double glazed frosted window to front aspect. Suite comprising walk in shower with water fall attachment, wash hand basin and low level wc. Part tiled. Heated towel rail. Wooden flooring.

Bedroom Two

11' x 7' (3.35m x 2.13m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

8' x 7' (2.44m x 2.13m)

Double glazed window to rear aspect. Radiator.

Bathroom

Two double glazed frosted window to side aspect. Suite comprising corner bath, wash hand basin and low level wc. Part tiled. Radiator.

Front Garden

Block paved driveway for three vehicles.

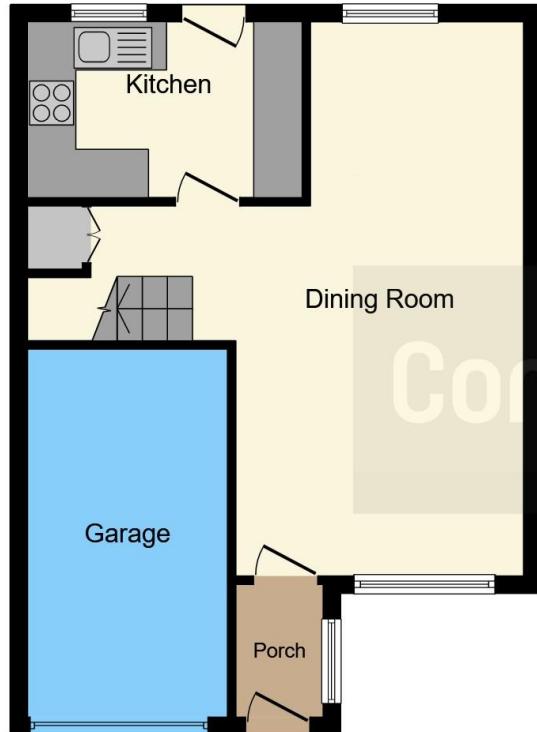
Rear Garden

Artificial grass with paved patio area. Shrubs and trees. Gate to front aspect. Storage to side aspect with double glazed door.

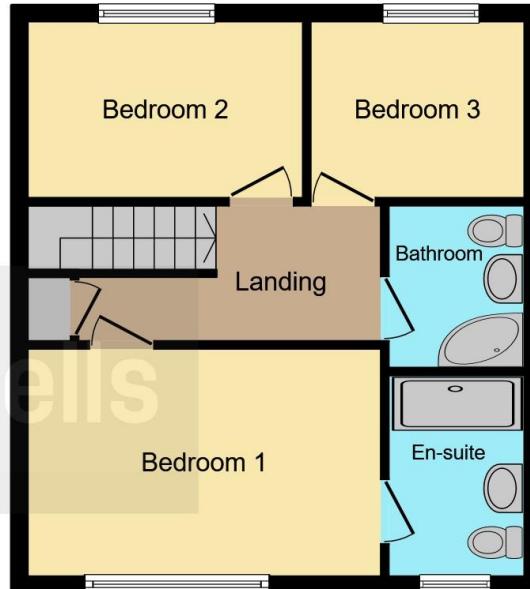
Garage

Up and over door. Power and light supply.





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

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 Band: D

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Property Ref: LUN103428 - 0011