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Property Description

This corner plot detached home is located off of the prestigious Barton Road, nestled away in a cul-de-sac, this makes the idea purchase for a growing family. The larger than average plot offers a superior driveway and lawn area to the front, extra space to the side and holds potential to extend (stpp).

Briefly comprises hallway, cloakroom, lounge open into diner and kitchen downstairs.

Upstairs are four bedrooms with en-suite to master, and family bathroom located off the landing.

Externally the front holds a block paved drive for multiple cars with lawn area.

The rear is laid mostly to lawn with outbuilding.

There is also a garage to the side.

Local schools include; Icknield High School & Icknield Primary School. As well as William Austin Infant School & Junior Schools. Barnfield Collage and Luton Sixth Form Collage are both within walking distance.

Junction 11 of the M1 is around a 10 minute drive, the A6 is a stone's throw and both Luton mainline and Leagrave railway stations are within two miles.

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Entrance Porch

Door to front aspect.

Entrance Hall

Door to front aspect.



Cloakroom

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

Lounge

17' x 15' 5" max (5.18m x 4.70m max)
Double glazed windows to front and side aspects. Electric fire place. Radiator.

Dining Room

11' 4" x 8' 10" max (3.45m x 2.69m max)
Double glazed patio doors. Radiator.

Kitchen

12' 1" x 7' 10" max (3.68m x 2.39m max)
Window to front aspect. Door to garden. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Tiling. Electric hob with electric oven. Plumbing for a washing machine. Integrated fridge/freezer.

First Floor Landing

Stairs leading from entrance hall. Airing cupboard. Loft access.

Bedroom One

12' 11" x 10' 5" max (3.94m x 3.17m max)
Double glazed window to front aspect. Radiator.

En Suite

Extractor fan. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)
Double glazed window to rear aspect. Radiator.

Bedroom Four

10' x 6' 4" (3.05m x 1.93m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

Front Garden

Driveway for up to 4 vehicles.

Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Gated access to front aspect. Outbuilding with power and light.

Garage

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





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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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