







### Property Description

This heavily extended semi-detached freehold house is located at the end of a cul-de-sac, a stone's throw from stunning local countryside. It makes the idea home for a growing family with benefits including; Conservatory, utility, cloakroom and TWO garages. The property has lapsed planning permission to extend further and is also being offered to the market chain-free!

Briefly comprises porch, lounge, diner, kitchen, utility, cloakroom and conservatory downstairs.

Upstairs are three bedrooms and family bathroom located off the landing.

The front is block paved and accommodates a driveway for multiple vehicles.

The rear is laid mostly to lawn.

There are two garages, one is integral and accessible through the utility room, the other is at the rear in the garden.

The lapsed planning permission allowed extensions over the garage and to the rear.

Local schools include; Cardinal Newman Catholic School And Specialist Science College, Bramingham Primary School and Warden Hill Infant School & Junior schools.

South Beds Golf Club, located in the hills was ranked fourth in the country's top 100 golf courses. The 18-hole course provides stunning backdrops.

Leagrave station is around 2 miles from the residence and Luton mainline station is around 3 miles.

There are also an array of buses in all directions on the A6.

Call now to view!





## Entrance Porch

Double glazed bay window to front aspect. Door to side aspect. Storage cupboard. Radiator.

## Lounge

Double glazed bay window to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

## Dining Room

Bi folding doors to rear aspect. Radiator.

## Conservatory

Double glazed windows to rear and both sides. Door to side aspect. Double glazed patio doors to rear aspect. Radiator.

## Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a range cooker. Fan over. Part tiled. Door to garage.

## Utility Room

Door to side aspect. Double glazed sky light. Wall and base units. Space for a washing machine, dishwasher and tumble dryer. Part tiled walls. Tiled flooring. Radiator. Door to garage.

## Cloakroom

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

## First Floor Landing

Double glazed window to side aspect. Loft access with pull down ladder, boarding and insulation.

## Bedroom One

Double glazed window to front aspect. Radiator. Airing cupboard housing hot water tank.

## Bedroom Two

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

## Bedroom Three

Double glazed window to front aspect. Over stairs storage cupboard. Radiator.

## Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with electric shower over, wash hand basin and low level wc. Extractor fan. Heated towel rail.

## Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Gate to side aspect.

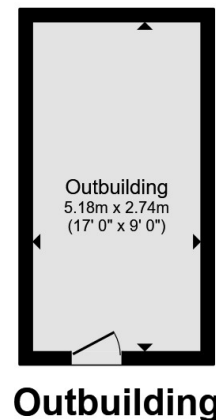
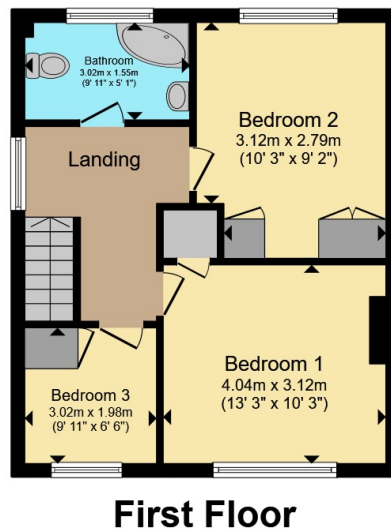
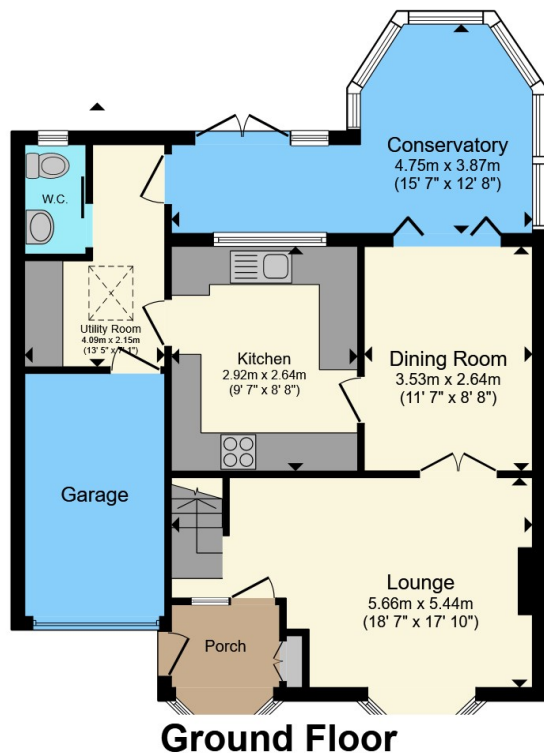
## Garage

Up and over door. Power and light supply. Integrated garage.

## Garage At Rear

Double glazed window to rear aspect. Door to front aspect. Power and light supply.





Total floor area 124.2 m<sup>2</sup> (1,337 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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1A Riddy Lane  
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EPC Rating: Awaited  
 Council Tax Band: D

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Tenure: Freehold



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