



DG
Property
Consultants
Estd. 2000



Riddy Lane, Icknield Catchment, Luton, Bedfordshire LU3 2AG

Asking Price £425,000

DG Property Consultants are pleased to offer for sale this 3 bedroom detached property located on Riddy Lane, within the desirable Icknield catchment area. This superbly presented and spacious property offers an inviting atmosphere. Upon entering you are greeted by the entrance hall cloakroom and onto the open plan Living/Dining opening into a modern fitted kitchen with breakfast bar ample space for relaxation and entertaining guests. The well-appointed kitchen with built in appliances is designed for both functionality and style. The first floor offers three generously sized double bedrooms, including two modern bathrooms, ensuring convenience for all occupants. The thoughtful layout of the home promotes a sense of comfort and space, making it an ideal choice for modern living.

One of the standout features of this property is the extensive parking available for up to four/five vehicles, along with a double length garage, a rare find in many homes.

Situated in a sought-after location with access to local amenities and sought after schools within the Icknield school catchment.

In summary, this detached house on Riddy Lane offered with no upper chain is a fantastic option for those seeking a well-presented, spacious family home with ample parking in prime location.



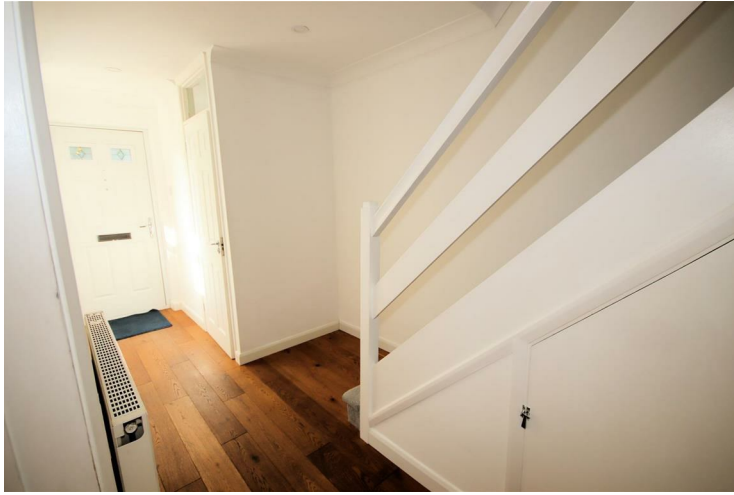
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Ground Floor Accommodation

Entrance Hall



PVCu entrance door, double radiator, double power point(s), coved ceiling, carpeted stairs to first floor landing, wooden flooring, built-in storage cupboard, door to lounge/dining room, door to cloakroom.

View of Entrance Hall



Cloakroom



PVCu double glazed window to front, two piece suite comprising, wash hand basin, low-level WC and heated towel rail, full height ceramic tiling to all walls, ceramic tiled flooring, recessed spotlights.

Lounge/ Dining Room

25'7" x 16'3" max (7.79 x 4.96 max)



Replacement PVCu double glazed window to front, window to rear, fitted wooden flooring, double radiator, glazed door to conservatory, open plan to fitted Kitchen.

View of Lounge/ Dining Room



View of Lounge/ Dining Room



View of Lounge/ Dining Room



View of Fitted Kitchen



Fitted Kitchen

11'6" x 10'10" (3.51 x 3.30)



View of Fitted Kitchen



Fitted kitchen with a matching range of base and eye level units with beech worktop over, one & half bowl ceramic sink unit with single drainer with mixer tap and tiled splashbacks, built-in fridge/freezer, automatic washing machine, tumble dryer, built-in eye level electric fan assisted oven, new five ring halogen hob with new extractor hood over, replacement PVCu double glazed window to rear, wooden flooring, double power point(s), coved ceiling with recessed spotlights, wall mounted concealed gas combination boiler serving heating system and domestic hot water with heating timer control, double glazed door to garden.

View of Fitted Kitchen



Conservatory

9'6" x 7'6" (2.90 x 2.29)



Upvc double glazed construction with power and light connected, fitted carpet, double glazed patio doors to garden.

First Floor Accommodation

Landing



Replacement PVCu double glazed window to side, fitted carpet, double power point(s), coved ceiling with recessed spotlights, access to loft space.

Bedroom 1

12'0" x 11'8" (3.66 x 3.56)



Replacement PVCu double glazed window to rear, a range of wardrobes, single radiator, fitted carpet, double power point(s), door to en-suite shower room.

View of Bedroom 1



En-suite Shower Room



Refitted with three piece suite comprising tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, replacement PVCu double glazed window to rear, ceramic tiled flooring.

View of En-suite Shower Room



View of En-suite Shower Room



Bedroom 2

13'0" x 11'8" (3.96 x 3.56)



Replacement PVCu double glazed window to front, single radiator, fitted carpet, double power point(s).

Bedroom 3

10'10" x 8'11" (3.30 x 2.73)



Replacement PVCu double glazed window to front, single radiator, fitted carpet, double power point(s).

View of Bedroom 3



Family Bathroom



Refitted with three piece suite comprising panelled bath with independent power shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap, low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, ceramic tiled flooring.

Outside of the property

Front Garden & Drive



Dwarf brick wall to front, laid to lawn with shrub to borders, block paved driveway to the front and sided leading to garage, providing off-road parking for 4 cars, gated side access to side leading to the rear garden.

Rear Garden



Enclosed rear garden by timber fencing, laid to lawn, side borders with shrubs and plants, side access via drive to the the front of property, access into the garage.

Double Length Garage

27'6" x 8'6" (8.38 x 2.59)



Detached double length garage with two windows to side, metal up and over door to the front, side personal door to rear garden and power and light connected.

Council Tax Band

Council Tax Band : D

Charge Per Year : £2320.23

MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants. Supporting evidence will be required for your method of purchase.

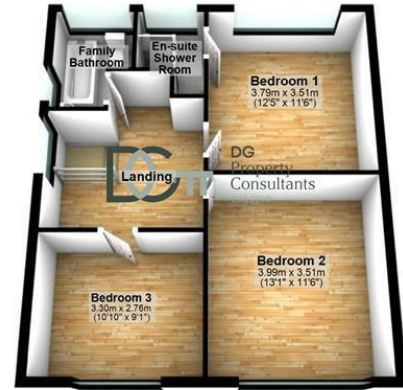
1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

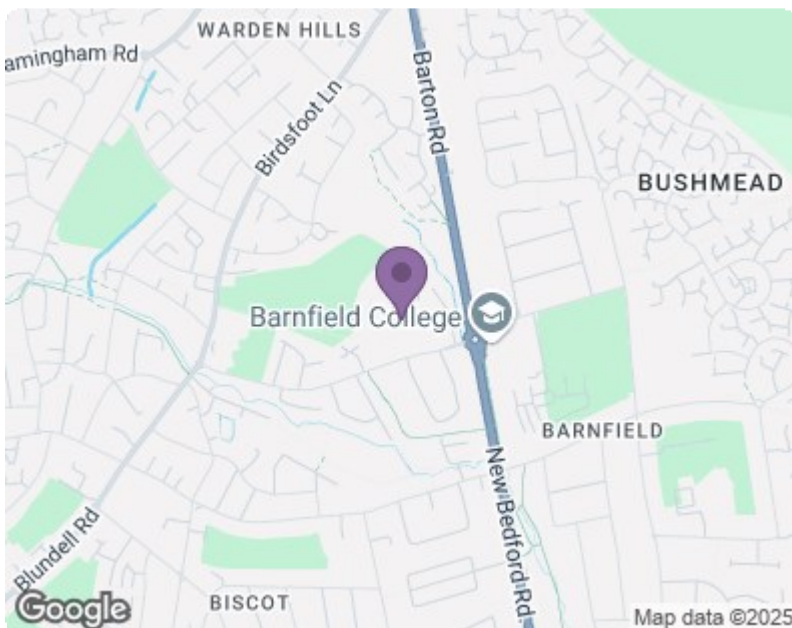
Ground Floor



First Floor



Total area: approx. 121.6 sq. metres (1308.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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