



Connells

Rylands Heath
Luton



Property Description

This heavily extended four bedroom family home has been devotedly updated by its current owners. Benefits include; Study/fifth bedroom, en-suite to master bedroom, utility and cloakroom. Situated in a cul-de-sac in Wigmore, LU2 and a stone's throw away from the Hertfordshire countryside, this isn't one to miss!

Benefits include; Hallway, lounge, office/fifth bedroom, kitchen/diner, utility, cloakroom and conservatory downstairs.

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

The rear is paved with lawn area, offering access to front on both sides of the property.

The front holds a block paved driveway for multiple vehicles.

Wigmore itself is a suburb in north east Luton located on the edge of the Hertfordshire borders. It offers an array of shops and amities and is known for its family friendly environment and tranquil living.

Local schools include; Wigmore Primary, Cockernhoe Primary and Putteridge High.

Luton Parkway Station is located under 2 miles from the residence and Luton Mainline Railway Station just over 2.

This house needs to be viewed to be truly appreciated, call now to book a viewing!

Entrance Hall

Double glazed door to front. Double glazed windows to side. Tiled flooring. Radiators. Stairs rising to first floor.

Office / Bedroom Five

16' x 7' (4.88m x 2.13m)

Double glazed window to front. Oak Flooring. Radiator.

Lounge

21' 1" x 21' 1" (6.43m x 6.43m)

Double glazed windows to front. Double glazed window to rear. Laminate flooring. Radiators. Log effect gas fire.

Kitchen / Breakfast Room

10' 1" x 18' (3.07m x 5.49m)

Fitted with wall and base units. Sink drainer. Corian worktop. Integrated appliances. Breakfast area. Tiled. Radiator. Double glazed window to rear. Double glazed patio doors to rear garden.

Utility

6' x 5' (1.83m x 1.52m)

Fitted with wall and base units. Double glazed door to rear. Tiled flooring. Radiator. Plumbing and space for appliances.

Cloakroom

Fitted with low level wc. Wash hand basin Radiator. Tiled. Double glazed window to side.

Conservatory

13' x 10' (3.96m x 3.05m)

Double glazed windows to side and rear, Double glazed patio doors to side. Oak flooring. Radiators.

First Floor Landing

Carpet. Loft - partly insulated and boarded.

Master Bedroom

13' 6" x 9' 11" (4.11m x 3.02m)

Double glazed windows to front. Oak flooring. Radiator. Built in wardrobes.

En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan. Fully tiled. Double glazed window to side.

Bedroom Two

14' x 7' 1" (4.27m x 2.16m)

Double glazed window to front. Oak flooring. Radiator.

Bedroom Three

9' 8" x 9' (2.95m x 2.74m)

Double glazed window to rear. Laminate flooring. Radiator.

Bedroom Four

9' x 7' 1" (2.74m x 2.16m)

Double glazed window to rear. Vinyl flooring. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with shower over. Heated towel rail. Extractor fan. Fully tiled. Double glazed window to rear

Outside

Rear Garden

Paved patio area. Laid to lawn.

Front Garden

Block paved drive for multiple vehicles.





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

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: E

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Tenure: Freehold



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