



Connells

Crosslands
Caddington Luton



Property Description

A well presented FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME situated in a sought after location on a quiet cul-du-sac on the popular Crosslands Development in the village of Caddington.

The property offers a generous entrance hall, large 21ft lounge, 17ft foot eat in kitchen and dining room, separate formal dining room, conservatory, utility room and ground floor cloakroom. On the first floor there are 4 double bedrooms, ensuite bathroom and a further family bathroom. To the front of the property there is driveway parking for 2 cars, access to a larger than average garage and further garden mainly laid to lawn. To the rear and side is a generous garden mainly laid to lawn with a paved patio area ideal for entertaining. The property further benefits from being chain free and vacant.

Internal viewing is strictly by appointment only, through Connells on 01582 760131

Entrance Hall

8' 1" x 3' 9" (2.46m x 1.14m)

Generous entrance hallway with door into cloakroom, glazed door into lounge and radiator.

Cloakroom

7' 9" x 2' 10" (2.36m x 0.86m)

Window to side and consisting of a vanity hand wash basin and a low level flush WC.

Lounge

20' 7" x 11' 1" (6.27m x 3.38m)

Good sized lounge with windows overlooking the front, feature fireplace with contrasting surround and a radiator.

Dining Room

12' 8" x 10' 4" (3.86m x 3.15m)

Stairs ascending to first floor, open to Conservatory, radiator, door into Kitchen.

Conservatory

11' 5" x 10' 1" (3.48m x 3.07m)

Generous conservatory with valued ceiling and patio doors leading to garden.

Kitchen/Breakfast Room

17' 9" x 16' 10" (5.41m x 5.13m)

Large eat in L shaped Kitchen/Breakfast Room with windows overlooking the garden, range of eye level and base units with contrasting worksurfaces and splashback with door to Utility Room.

Utility Room

9' 2" x 4' 10" (2.79m x 1.47m)

Good sized utility with patio door into rear garden, range of eye level and base units with plumbing for a washing machine and dryer. Personal door into integral garage.

Conservatory

11' 5" x 10' 1" (3.48m x 3.07m)

Generous conservatory with valued ceiling and patio doors leading to garden.

First Floor

Bedroom 1

16' 1" x 10' 7" (4.90m x 3.23m)

A large principle bedroom with windows overlooking the front, door to ensuite bathroom, built in wardrobes and a radiator.

Ensuite Bathroom

10' 4" x 8' 3" (3.15m x 2.51m)

Windows overlooking rear garden, suite consists of a panel bath, separate single shower, pedestal hand wash basin and a low level flush WC.

Bedroom 2

11' 8" x 10' 10" (3.56m x 3.30m)

Good sized double bedroom with windows overlooking rear garden, built in storage cupboard and a radiator.

Bedroom 3

11' x 10' 10" (3.35m x 3.30m)

Another generous double bedroom with windows overlooking the front, built in storage cupboard and radiator.

Bedroom 4

10' 1" x 9' 8" (3.07m x 2.95m)

Double with windows overlooking the front and a radiator.

Family Bathroom

9' 5" x 7' 11" (2.87m x 2.41m)

Generous sized bathroom with windows overlooking the garden and consisting of a panel bath, single electric shower, pedestal hand wash basin and a low level flush WC.

Integral Garage

18' 3" x 10' 7" (5.56m x 3.23m)

Larger than average single garage with electric door with light and power and personal door into utility room

Exterior

To the front of the property is ample driveway parking for at least two cars, side access gate to rear and side garden, integral garage and garden which is mainly laid to lawn. To the rear and side there are two good sized gardens, mainly laid to lawn with a gate and fencing between the two and a paved patio area ideal for entertaining. The rear garden is a south facing aspect and the property further benefits from being chain free and vacant.









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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EPC Rating: D

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Tenure: Freehold



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