



Connells

Manor Road
Caddington Luton



Property Description

A rarely available extended and fully refurbished three-bedroom family home located in the popular village of Caddington.

The property comprises of good size reception hallway with stairs ascending to the first floor, ground floor cloakroom, lounge, stunning open plan kitchen/family/dining room with bi-folding doors opening to the south facing rear garden. On the first floor there are three bedrooms with family bathroom.

Front driveway with parking for two vehicles. This stunning home has a brand-new heating system with gas boiler, new flooring throughout, new internal and external doors, new insulation, retiled roof structure and new windows. A rare find which must be viewed to fully appreciate offered with NO ONWARD CHAIN!

Reception Hallway

Stairs to first floor, door to kitchen/family room, door to lounge, door to cloakroom.

Cloakroom

Vanity wash hand basin and low-level w/c.

Lounge

12' 8" x 9' 11" (3.86m x 3.02m)

Two windows to front and new carpets.

Open Plan Kitchen/Family Room

18' 6" Max x 16' 1" (5.64m Max x 4.90m)

A stunning room with bi-fold doors leading out to the south facing patio area, fitted with a comprehensive range of wall and base units with matching work tops, built in appliances and a breakfast bar.

First Floor Landing

Bedroom One

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

Two windows to front, built in cupboard housing the gas boiler with shelving.

Bedroom Two

11' 10" x 8' 1" (3.61m x 2.46m)

Window to rear.

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

Window to rear.

Bathroom

Modern suite comprising P shaped bath with shower and screen, wash basin, low level WC and complimentary tiling.

Outside

The property is approached via a shingle double driveway. Rear garden is south facing, laid to lawn with gated rear access and attractive raised patio area.









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

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HPN306902 - 0002