



**Connells**

Manor Road  
Caddington Luton



### Property Description

A substantial and extended five-bedroom, three bathroom (Two Ensuite) detached family home, approached via a block paved carriage driveway, and set within the popular village of Caddington, only a short walk from the Village Green with its shopping amenities and South Bedfordshire countryside walks.

The property offers an entrance hall, large open plan kitchen, dining and family room with vaulted ceiling and bi-folding doors leading to the garden, a further study, ground floor bedroom with ensuite shower room, utility room and a ground floor cloakroom. On the first floor there are 4 good sized bedrooms, ensuite accessed via principal bedroom and a further family bathroom. Outside offers driveway parking, garage and a large 80' rear garden mainly laid to lawn with a paved patio ideal for entertaining.

### Entrance Vestibule

### Entrance Hallway

Karndean Flooring

### Cloakroom

Suite comprising low level w/c, wash basin, tiled flooring.

### Lounge

15' x 11' (4.57m x 3.35m)

Karndean Flooring, open plan into family room.

### Study/Gym

11' 7" x 9' 5" (3.53m x 2.87m)

Karndean Flooring.

### Kitchen/Dining/Family Room

31' 4" x 9' 8" (9.55m x 2.95m)

A stunning kitchen/dining/family room which is a real hub of the home with bi fold doors leading out to the rear entertaining area. Fitted with an extensive range of white gloss units with complimentary granite worktops and breakfast bar.

### Breakfast Room

10' 7" x 6' 11" (3.23m x 2.11m)

Space and plumbing for American style fridge/freezer. tiled flooring.

### Utility Room

11' 7" x 9' 5" (3.53m x 2.87m)

Doors to the rear and garage, tiled floor, space and plumbing for appliances, built in units and worktops.



### **Guest Bedroom**

12' 4" x 11' 6" (3.76m x 3.51m)

Kardean flooring, window to front.

### **En Suite**

Three piece comprising of low level w/c, wash basin, shower cubicle. heated towel rail, tiled floor.

### **Galley Landing**

Built in unit and cupboards to one wall.

### **Bedroom One**

12' 8" x 10' 8" (3.86m x 3.25m)

Window to rear.

### **En Suite Shower Room**

Three-piece suite comprising of a low-level w/c, wash basin, tiled shower cubicle, tiled flooring. Window to rear.

### **Bedroom Two**

11' 10" x 10' (3.61m x 3.05m)

Window to front.

### **Bedroom Three**

12' 7" x 8' 8" (3.84m x 2.64m)

Window to front.

### **Bedroom Four**

11' 3" x 9' (3.43m x 2.74m)

Window to rear.

### **Family Bathroom**

Three-piece suite comprising panelled bath, wash basin, low level WC tiled floor.













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EPC Rating: Council Tax  
 Awaited Band: E

Tenure: Freehold

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Property Ref: HPN306681 - 0002