



Connells

Ringwood Road
Luton

Ringwood Road
Luton LU2 7BG

for sale offers in excess of
£800,000



Property Description

Connells Luton North bring to the market a RARELY AVAILABLE six bedroom, four reception room and four bathroom SPACIOUS family home. Ringwood Road is a beautifully presented family home that offers size and space in abundance. The property briefly comprises an entrance porch, four separate reception rooms, offering space for a lounge, dining area, study and additional reception area, full downstairs shower room. The property also benefits from a spacious kitchen with pantry cupboard. The rear of the property has had a large conservatory extension adding also a utility area. The upper floor contains six bedrooms with the master containing an en suite, as well as two additional shower rooms. Externally the property benefits from ample off street parking to the front, with the rear garden being a blend of laid to lawn and patio areas and complete with a summerhouse.

Local shops include Marks & Spencer's and Co-op. A little further there is a Sainsbury's supermarket and an array of amenities including doctors and dentists. There is also potential to extend!(Stpp)

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double glazed door and window to front aspect.

Entrance Hall

Door to front aspect. Radiator. Under floor heating.

Cloakroom

Double glazed window to side aspect. Suite comprising walk in shower, wash hand basin and low level wc. Extractor fan. Fully tiled. Radiator.

Study

7' 11" x 6' 8" (2.41m x 2.03m)
Situated off of kitchen.

Lounge

22' 9" x 11' 10" (6.93m x 3.61m)
Double glazed window to front aspect. Gas feature fireplace. Radiator.

Dining Room

14' 10" x 13' 9" (4.52m x 4.19m)
Double glazed window and patio door to rear aspect. Radiator.

Reception Room Three

16' 8" x 14' 6" (5.08m x 4.42m)
Radiator.

Kitchen

14' 10" x 7' 9" (4.52m x 2.36m)
Double glazed window to rear - skylight. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Gas hob with gas oven and cooker hood over. Under floor heating.

Utility Room

9' 4" x 6' 1" (2.84m x 1.85m)
Double glazed window to rear aspect. Wall and base units incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Boiler.

Conservatory

20' 1" x 14' 2" (6.12m x 4.32m)
Brick built base. Double glazed window to side and rear aspect. Double glazed patio doors to rear aspect. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access with loft ladder. Radiator.

Bedroom One

14' 10" x 11' 9" (4.52m x 3.58m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Two

13' x 12' 1" (3.96m x 3.68m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Three

14' 5" x 10' (4.39m x 3.05m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Ensuite

Suite comprising shower cubicle, wash hand basin and low level wc. Extractor fan. Radiator.

Bedroom Four

12' x 9' 5" (3.66m x 2.87m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising walk in shower, bidet, low level wc and wash hand basin. Fully tiled. Extractor fan. Radiator.

Bedroom Five

14' 5" x 9' 5" (4.39m x 2.87m)
Double glazed window to front aspect. Radiator.

Bedroom Six

14' 11" x 9' 11" (4.55m x 3.02m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Shower Room

Double glazed window to rear aspect. Suite comprising walk in shower, wash hand basin and low level. Shaver point. Extractor fan. Radiator.

Front Garden

Block paved with ample off street parking.

Rear Garden

Laid to lawn with a patio area. Summerhouse.





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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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: C Council Tax
 Band: F

view this property online connells.co.uk/Property/LUN103499

Tenure: Freehold



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.

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