





Property Description

This four bedroom detached freehold house is located on a corner plot in Barton Hills, LU3. The large plot offers a double garage, front and rear gardens and potential to extend (stpp). It is also being offered to the market chain-free!

Briefly comprises hallway, cloakroom, kitchen, dining room and lounge downstairs.

Upstairs are four bedrooms and family bathroom located off the landing.

The rear is laid mostly to lawn.

The front holds a block paved driveway for multiple vehicles as well as lawn areas to front and side.

There is a double garage with power and lighting.

The local area offers good schools including, Bramingham Primary School, The Meads Primary School and Woodlands Secondary school which rates as ofsted 'outstanding'.

Local shops include RT Convenience and Sainsbury's supermarket.

Barton Hills medical group and Bramingham Dental Clinic are also within walking distance and Leagrave railway station is just over a mile from the residence.

Call now to book your viewing!



Entrance Hall

Double glazed frosted door to front aspect. Laminate flooring. Radiator. Stairs leading to first floor. Storage cupboard.

Cloakroom

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Radiator. Fully tiled.

Kitchen

Double glazed window to side aspect. Double glazed door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a range cooker with integrated fan over. Space for two fridge/freezers. Plumbing for a washing machine. Radiator.

Dining Room

Double glazed patio doors to rear aspect. Laminate flooring. Radiator.

Lounge

Double glazed bay window to front aspect. Double glazed patio doors to rear aspect. Gas feature fire place. Laminate flooring. Radiator.

First Floor Landing

Double glazed frosted window to front aspect. Airing cupboard housing hot water tank. Loft access.

Bedroom One

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

Double glazed window to rear aspect. Storage cupboard. Laminate flooring. Radiator.

Bedroom Four

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed frosted window to front aspect. Suite comprising corner bath with shower over, wash hand basin and low level wc. Heated towel rail. Fully tiled. Extractor fan.

Front Garden

Laid to lawn to the front and side areas with shrubs and trees. Driveway in front of double garage for multiple cars.

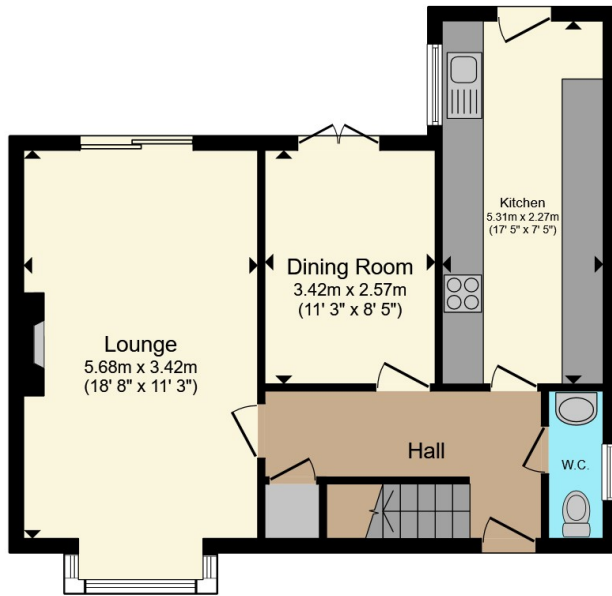
Rear Garden

Laid to lawn with a paved area. Shrubs and trees. Gate to front aspect.

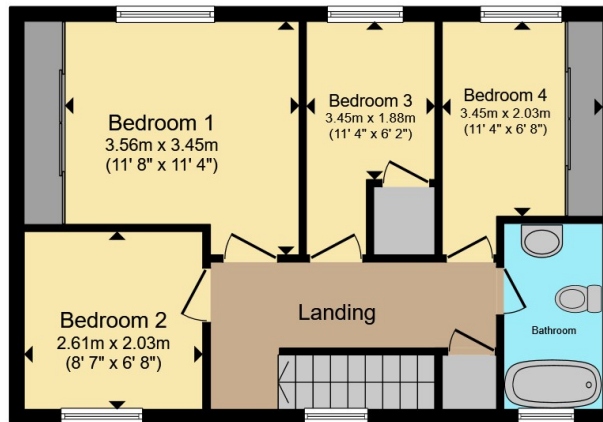
Double Garage

Double glazed door and window to side aspect. Power and light supply. Two up and over doors.





Ground Floor



First Floor

Total floor area 101.6 m² (1,093 sq.ft.) approx

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.propertybox.io

Connells



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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D Council Tax
Band: E

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Tenure: Freehold



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Property Ref: LUN103769 - 0005