





Leamington Road  
Luton LU3 3XQ

for sale offers in excess of  
**£415,000**



### Property Description

This large four bedroom detached family home is being offered to the market chain-free. Located in Barton Hills, LU3, close to local schools, shops and amenities. With extensive living including; Cloakroom, en-suite, utility, lounge and diner, not to mention the potential to extend!

Briefly comprises hallway, cloakroom, lounge, diner, kitchen, utility and conservatory downstairs.

Upstairs are four bedrooms with en-suite to master and family bathroom located off the landing.

The front is holds a block paved driveway with lawn area.

The rear is paved with lawn.

There is a garage to the side 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 door to front aspect. Radiator.

### Cloakroom

Suite comprising low level wc and wash hand basin. Radiator.

### Lounge

19' 6" x 11' 2" ( 5.94m x 3.40m )  
Double glazed window to front aspect.  
Double glazed patio doors to rear aspect. Television point. Radiator.

### Dining Room

9' 6" x 9' 5" ( 2.90m x 2.87m )  
Double glazed window to rear aspect.  
Radiator.

### Kitchen

19' 6" x 7' 9" ( 5.94m x 2.36m )  
Double glazed windows to front and rear aspects. Double glazed door to side into lean to. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating 2 x sink bowls. Integrated electric oven with gas hob with cooker hood over. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Television point.

### Conservatory

9' 9" x 9' 3" ( 2.97m x 2.82m )  
Double glazed windows to side and rear aspects.

### First Floor Landing

Double glazed window to front aspect. Airing cupboard. Loft access with loft ladder.

### Bedroom One

12' 9" x 10' 8" ( 3.89m x 3.25m )  
Double glazed window to rear aspect. Fitted wardrobe. Television point. Radiator.

### En Suite

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Radiator.

### Bedroom Two

11' 2" x 10' ( 3.40m x 3.05m )

Double glazed window to rear aspect.  
Radiator.

### Bedroom Three

9' 7" x 8' 2" ( 2.92m x 2.49m )

Double glazed window to rear aspect.  
Radiator.

### Bedroom Four

8' 1" x 6' 10" ( 2.46m x 2.08m )

Double glazed window to front aspect.  
Radiator.

### Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Radiator.

### Front Garden

Block paved for off street parking.

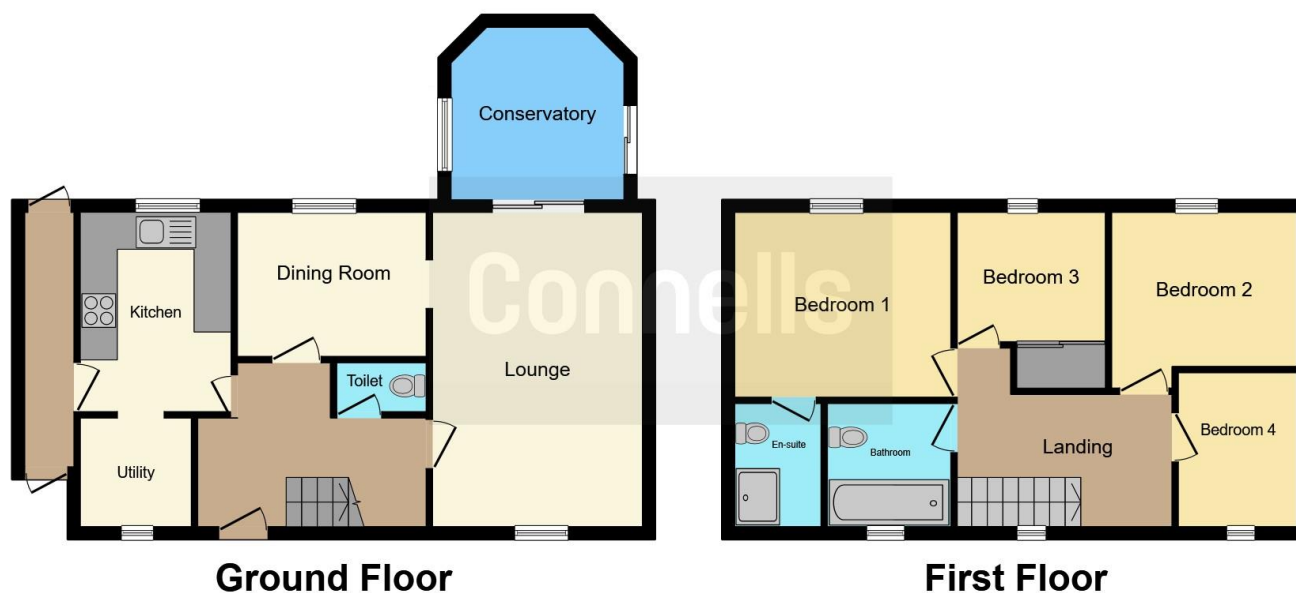
### Rear Garden

Laid to lawn with a patio area. Pond. Greenhouse. Shed.

### Garage

Up and over door. Power and light. Workshop to rear.





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](http://www.focalagent.com)

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**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
 LUTON LU3 2AD

EPC Rating: D    Council Tax  
 Band: E

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Tenure: Freehold



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