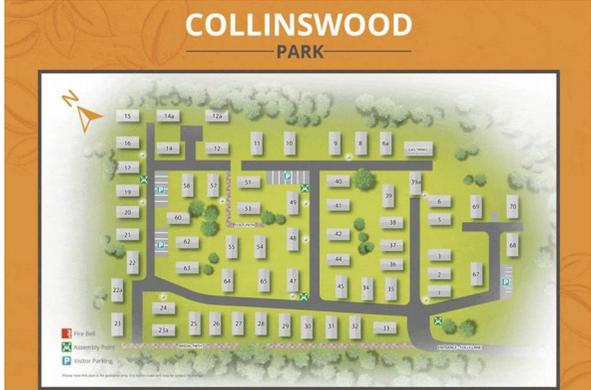
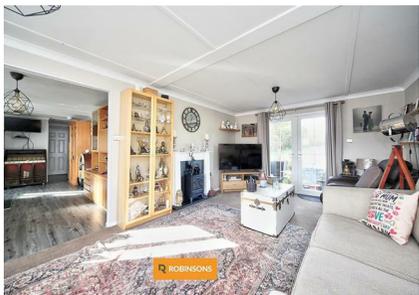
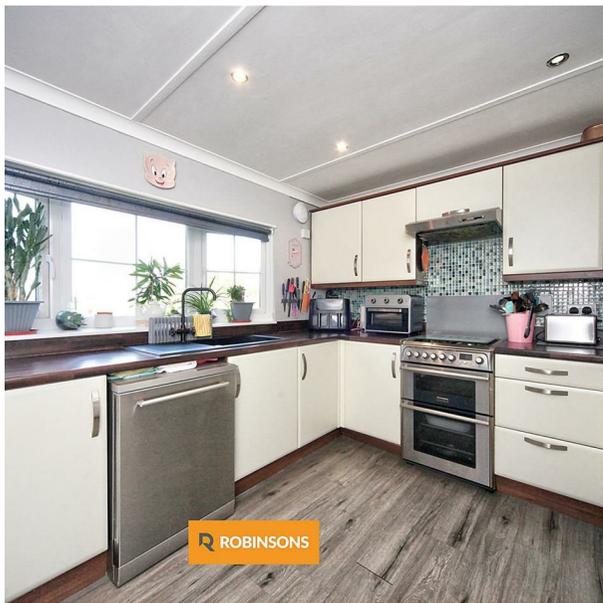
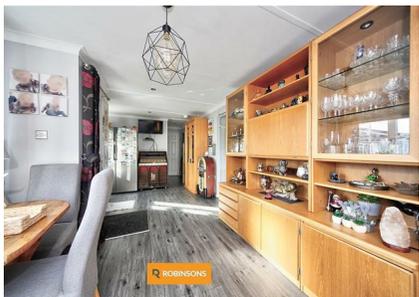


23 Residential Park, Caddington, Luton, LU1 4AH  
£230,000

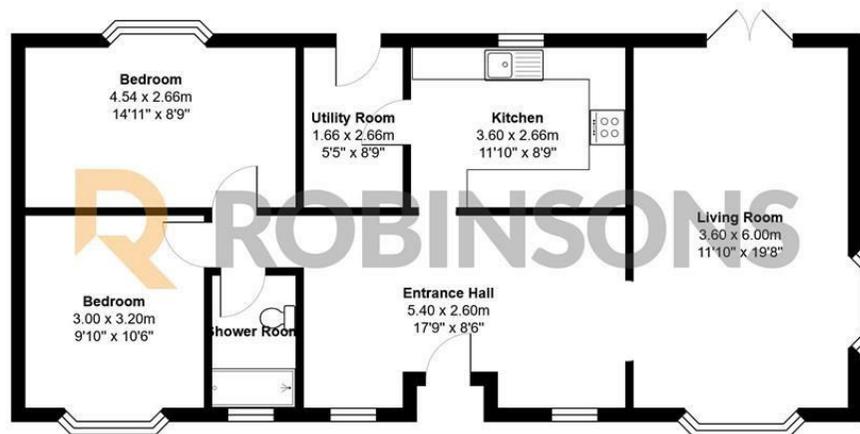


A WELL MAINTAINED 2 BEDROOM BRITISH PARK HOME IN CUL-DE-SAC LOCATION, SITUATED IN SOUGHT AFTER CADDINGTON. BUYERS MUST BE AGED 45 OR OVER! \*\*CASH BUYER ONLY\*\*

Enjoying one of the best positions on this sought-after park, this beautifully presented two-bedroom home offers stunning open views across farmland and a wonderful sense of peace and privacy.

The bright and spacious lounge takes full advantage of the outlook, while the modern kitchen provides excellent storage and workspace. Both bedrooms are well-proportioned, with the main benefiting from fitted wardrobes, and a stylish shower room completes the layout.

Outside, the home features a private low maintenance rear garden, driveway parking, solar panels, and an electric car charging point – adding both practicality and energy efficiency. Collinswood Park is a quiet, friendly development just moments from Caddington village centre, offering a relaxed lifestyle within easy reach of Luton, Dunstable, and major transport links.



Total Area: 83.3 m<sup>2</sup> ... 896 ft<sup>2</sup>

Floorplan produced by Woodside Photography  
Floorplan is for illustration purposes only and all measurements are approximate



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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	