



Connells

Allendale
Luton



Property Description

This four double bedroom detached family home has been extended and lovingly updated. Located in the popular Barton Hills area of LU3, in a quiet cul-de-sac with benefits including en-suite to master, extended lounge, gym and low maintenance front and rear gardens.

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

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

Externally the front is block paved for multiple cars and has artificial lawn.

The rear is mostly artificial lawn with tiles, and there is a gate to the front.

The area of Barton Hills offers an array of amenities including Sainsbury's supermarket, Barton Hills Medical Group and Bramingham Dental Clinic.

The A6 which leads towards Bedford is within close reach as well as several bus routes leading in all directions.

Leagrave railway station which is located around 1.5 miles from the accommodation.

Local schools include Bramingham Primary School, Lea Manor High School & Performing Arts College and Woodlands Secondary School (rated Ofstead 'Outstanding')

This property must be viewed to be truly appreciated- call now to book your viewing!



Entrance Hall

Double glazed frosted door to front aspect. Stairs leading to first floor. Under stairs storage cupboard leading to gym. Laminate flooring. Radiator.

Cloakroom

Double glazed frosted window to front aspect. Suite comprising low level wc and wash hand basin. Part tiled. Tiled floor. Radiator.

Kitchen/Breakfast Room

Double glazed window to front aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Integrated 5 gas hob and oven with fan over. Plumbing for a dishwasher, washing machine and tumble dryer. Fridge/freezer. Part tiled walls. Tiled flooring. Boiler. Radiator.

Lounge

Laminate flooring. Radiator.

Dining Room

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

Extension

Double glazed window to rear and side aspects. Double glazed patio doors to rear aspect. Radiator.

First Floor Landing

Airing cupboard housing hot water tank. Loft access.

Bedroom One

Double glazed window to front aspect. Storage cupboard. Radiator.

En Suite

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Two double glazed windows to front aspect. Radiator. Over stairs storage cupboard.

Bathroom

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

Front Garden

Driveway providing off road parking for up to two vehicles. Artificial grass.

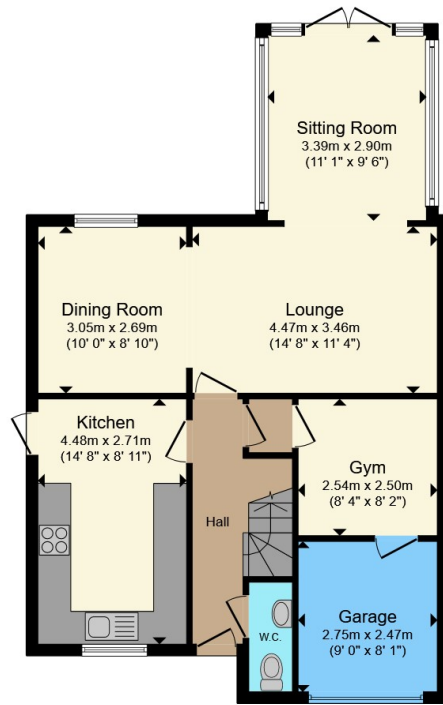
Rear Garden

Artificial grass with a patio area. Shed. Gate to front aspect.

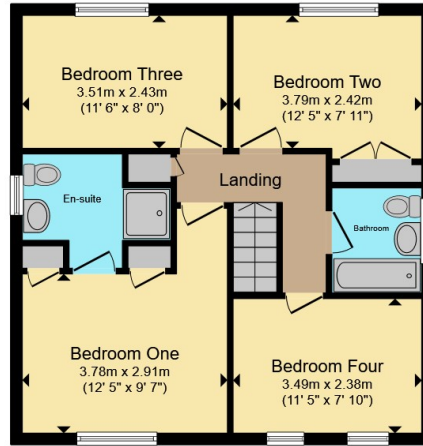
Garage

Part storage and part gym. Up and over door. Power and light supply.





Ground Floor



First Floor

Total floor area 124.2 m² (1,337 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



To view this property please contact Connells on

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1A Riddy Lane
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EPC Rating: Council Tax
 Awaited Band: E

view this property online connells.co.uk/Property/LUN103938

Tenure: Freehold



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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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