



Connells

Leamington Road
Luton



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!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation

agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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.

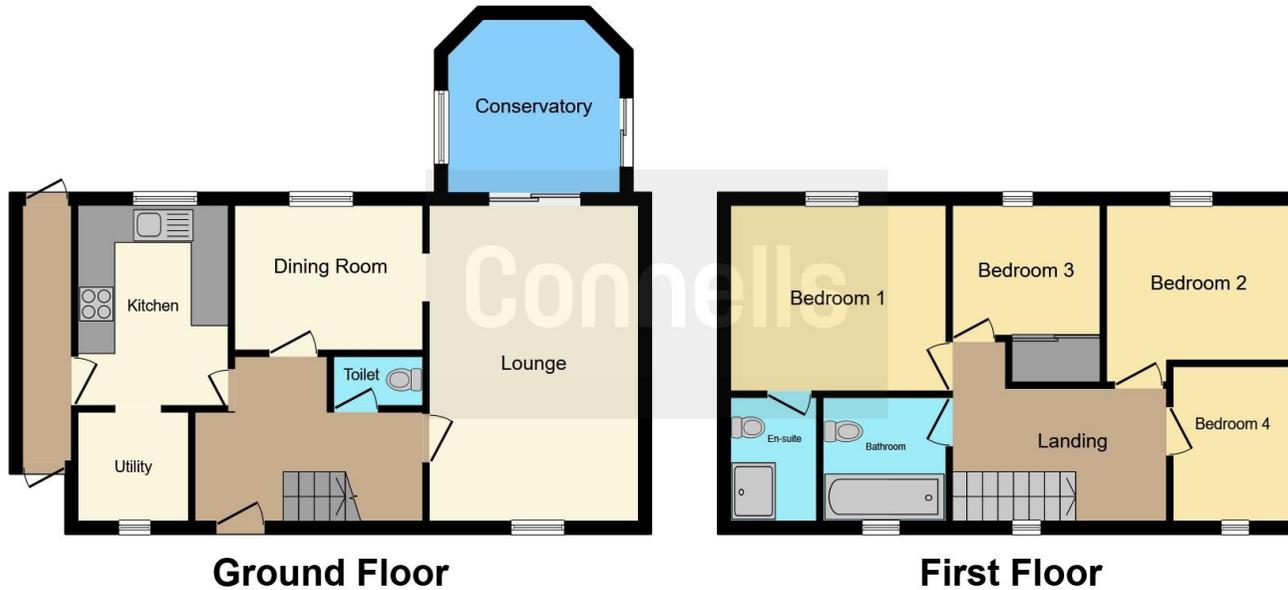
Rear Garden

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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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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.

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