



Town & Country

Mancroft Road, Caddington

Guide Price £630,000



Mancroft Road

Caddington

- Rarely Available Four Bedroom Home
- Located Backing Onto Fields
- Large Frontage Set Back From The Road
- Entrance Hallway
- Large Through Lounge/Dining Room
- 18ft Conservatory
- Four Double Bedrooms
- Large Sunny Aspect Rear Garden
- Parking For Numerous Vehicles
- Large Garage

Caddington is easily accessible from Luton and Harpenden, with a short drive to M1 Junctions 9, 10, and 11. It is also close to Luton Parkway Mainline Railway Station and London Luton International Airport.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Mancroft Road

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Located in a fantastic location and position in the popular South Bedfordshire village of Caddington, it is with great pleasure we offer the freehold of this well presented and rarely available Four Bedroom Family Home.

The home must be viewed to be fully appreciated and caters for the large family with it's Well Proportioned Rooms, Parking For Numerous Vehicles and Large Gardens to the Front and Rear elevation.

You'll enter the home into the Hallway and to the Right Hand Side will find the through Lounge/Dining Room, whilst the Fitted Kitchen is straight on from the hall. The Kitchen offers a range of cupboards, space for a range cooker and granite tops throughout. Off of the Kitchen you will find the Utility Room with Cloakroom and in turn from there there's a Large Conservatory that doubles up for our owner as a Family Room.

The upper floor benefits from Four Double Bedrooms, a Family Bathroom and a separate Shower Room.

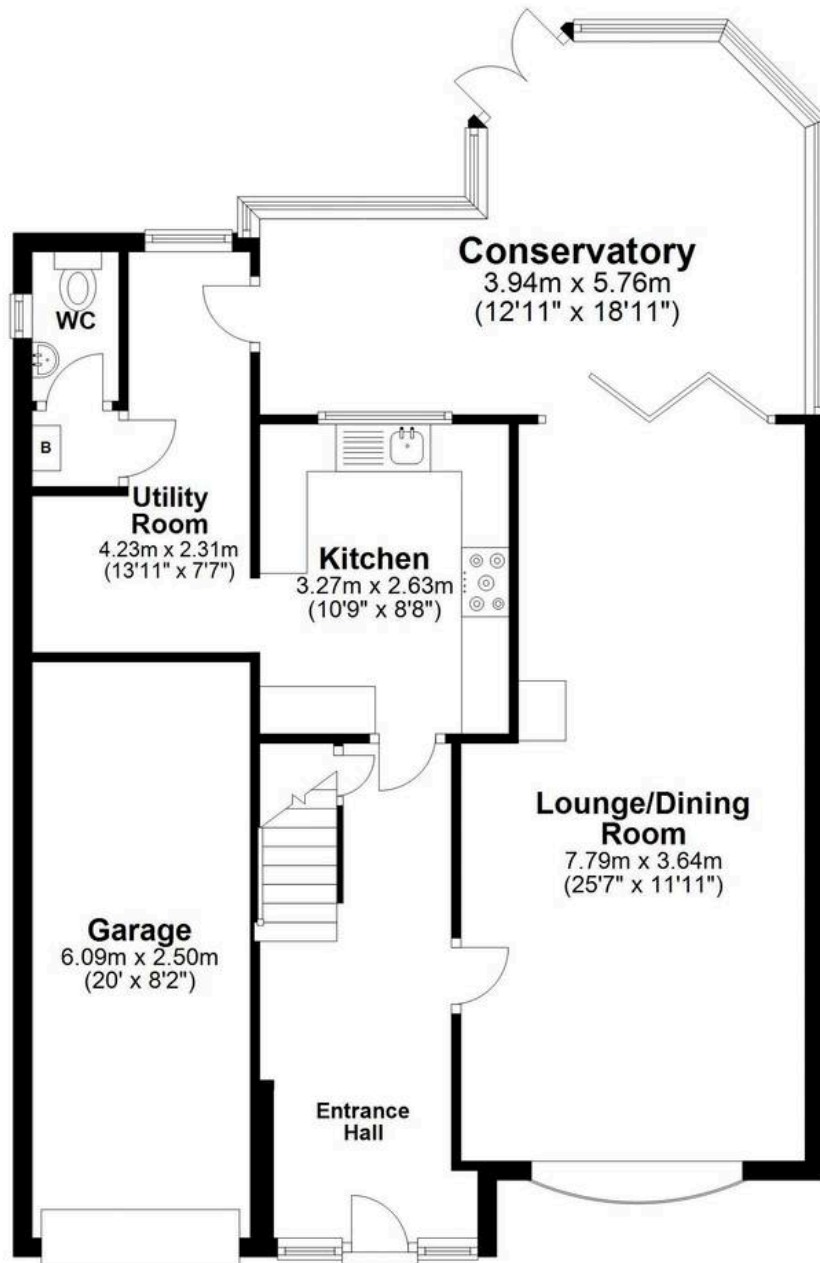
Externally this house really shines with its Gardens, both Front and Rear. The Rear Garden backs onto open fields, whilst the large Front Garden with its Driveway means the house is well set back from Mancroft Road itself. You will also find a 20ft Garage for additional parking.

This house really must be viewed to fully appreciate what's on offer so don't delay in calling us today to book your appointment to see this fabulous home.



Ground Floor

Approx. 91.2 sq. metres (982.0 sq. feet)



First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



Total area: approx. 153.9 sq. metres (1657.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.