



Town & Country

Manor Road, Caddington

Guide Price £700,000



Manor Road

Caddington, Luton

- Five Bedroom Large Family Home
- Entrance Porch, Hallway and Cloakroom
- Family Lounge That Opens into A Fitted Kitchen/Diner
- Good Sized Utility Room
- Study Room, Currently set up as a Gym
- Ground Floor Double Bedroom with En-Suite
- Four First Floor Double Bedrooms
- Further En-Suite To Principal Bedroom
- Large Plot with In-And-Out Driveway and Garage
- Large Rear Garden with Patio

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: C

EPC Environmental Impact Rating: C



Manor Road

Caddington, Luton

It is with great pleasure we offer the freehold of this extremely well presented Five Bedroom Detached Family Home with a number of fantastic features. Extended and extensively re-designed by the current owner the home must be viewed to be fully appreciated. Some of the features include Five Double Bedrooms with Two En-Suites, Stunning Family Living with Bi-Fold Doors to rear and a wonderful Re-Fitted Kitchen, all on what is a great sized plot. Approached from Manor Road the home has an In-and-Out Driveway with parking for numerous vehicles. The Ground Floor of the Home benefits from A Porch that opens into the Entrance Hallway with a Cloakroom, the Living/Family Room in turn opens into the Large Kitchen/Diner. There is also A Utility Room and a Study thats currently used as a Gym. A further benefit of the ground floor is a Double Bedroom with its own En-Suite Shower Room.

The Upper Floor of this home again offers great size for the family - It holds a further Four Double Bedrooms with an En-Suite to the Principal Bedroom, plus a Family Bathroom and Landing that could be used as an Office Space.

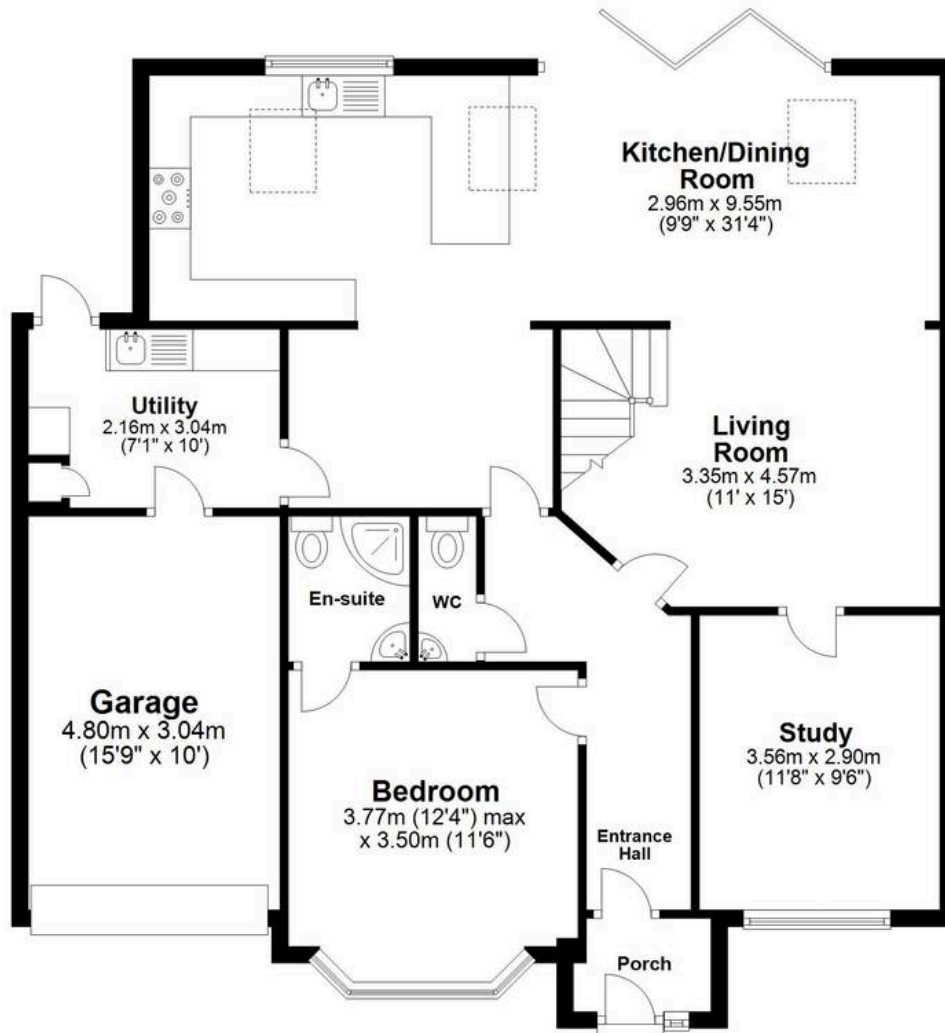
Externally the home benefits from a Large Frontage with parking for Numerous vehicles, an integral Garage and a Great Sized Rear Garden with a Substantial Patio for Entertaining in the Summer months.

Close to all the amenities that the village of Caddington has to offer, plus a few minutes drive to the M1 and local train stations, we recommend coming to see the home as soon as possible so please call Town and Country to book your appointment today.



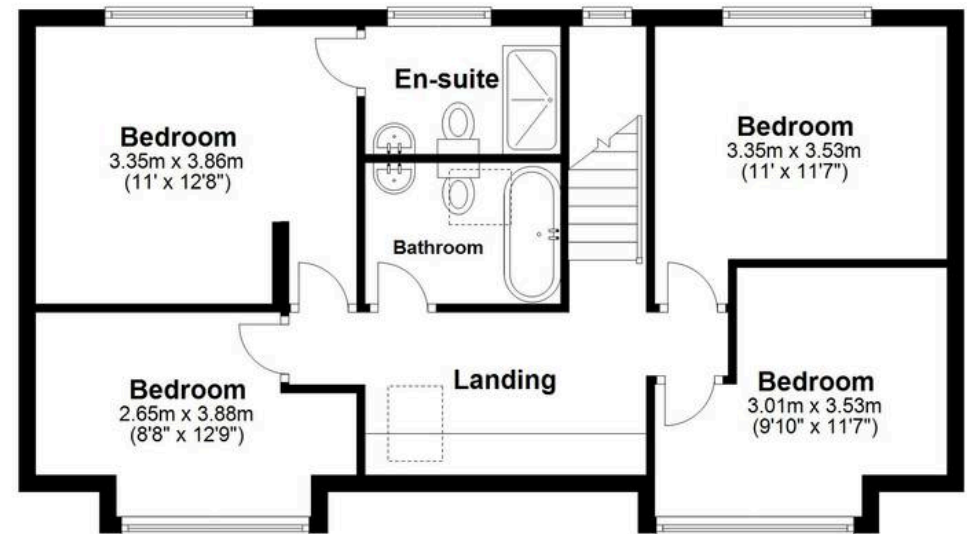
Ground Floor

Approx. 110.4 sq. metres (1188.4 sq. feet)



First Floor

Approx. 66.5 sq. metres (715.5 sq. feet)



Total area: approx. 176.9 sq. metres (1903.9 sq. feet)

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