



Folly Lane, Caddington, Luton, LU1 4AQ

Offers Over £700,000

Freehold

Frost's

Measuring at approximately 2,802 sqft, is this lovely and spacious detached family home located in the sought after village of Caddington.

On the ground floor, the hallway leads to a reception room, a second generous lounge/sitting area, a fully fitted kitchen/dining area, conservatory with further dining space and patio doors onto the lovely garden. There is also an office, which is perfect for home working and a WC.

On the first floor, there are three double bedrooms with plenty of storage/built in wardrobes and a further single bedroom. The main bedroom benefits from an en-suite shower as well as a Velux door leading onto the large balcony overlooking the garden. The family bathroom has a modern 3-piece suite and completes the first floor accommodation.

Externally to the rear of the property, there is a lovely garden with patio seating area as well as a shed for storage. To the front of the property there is off-road parking on the driveway.

Energy Rating D  
Council Tax Band G  
Freehold





## Features

- Detached
- Four Bedrooms
- Family Bathroom
- En Suite Shower Room
- Driveway
- Located in Caddington Village



*The main bedroom benefits from an en-suite shower room.*





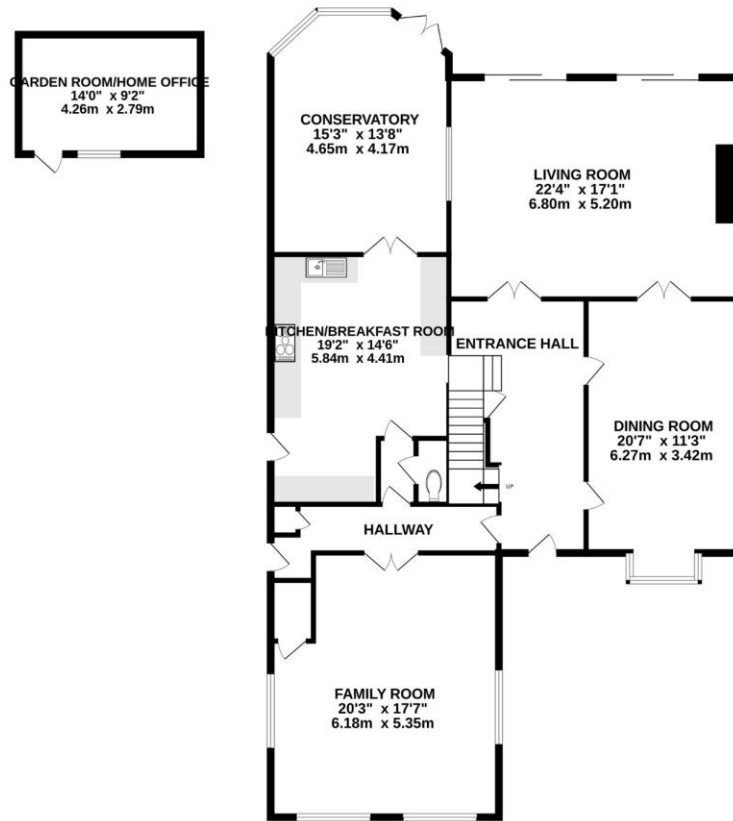
*This property is located in the sought after village of Caddington.*



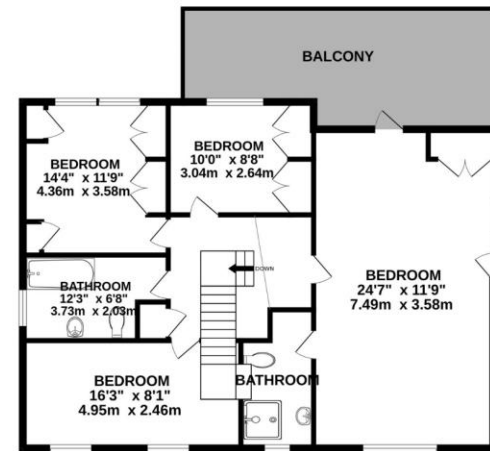




GROUND FLOOR  
1857 sq.ft. (172.5 sq.m.) approx.



1ST FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 2802 sq.ft. (260.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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