



Connells

Collings Wells Close
Caddington Luton

Collings Wells Close Caddington Luton LU1 4BG

for sale
£345,000



Property Description

Beautifully Presented and Extended Three-Bedroom Family Home in a Sought-After Village Location

Situated in a highly desirable village setting, this beautifully presented and extended three-bedroom home offers an excellent combination of modern style, versatile living space, and practical family accommodation.

The heart of the home is the impressive open-plan kitchen/dining room, providing the perfect space for both everyday family life and entertaining. The contemporary re-fitted kitchen has been thoughtfully designed with modern units and ample workspace, creating a sociable and functional environment. The property also benefits from a stylish re-fitted ground floor shower room, complemented by an updated family bathroom on the first floor.

All three bedrooms are well-proportioned and offer comfortable accommodation, making the property ideal for growing families, professional couples, or those requiring additional guest or home office space.

Externally, the property offers off-road parking and a versatile garage, currently utilised as a gym, which could easily serve as additional storage, a workshop, or a hobby space depending on individual requirements.

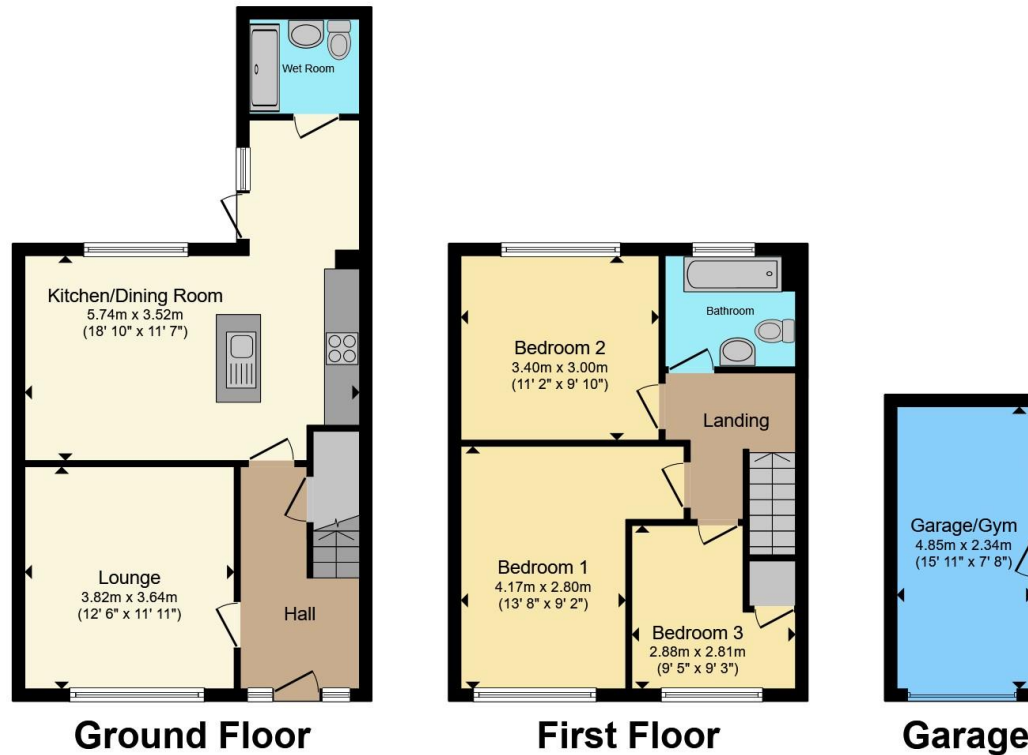
Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead











Total floor area 104.5 m² (1,125 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

Connells

To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318639



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.

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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