



Town & Country

15 Luton Road, Caddington

In Excess of £300,000



15 Luton Road

Caddington, Luton

- Charming Two Bedroom Period Cottage
- Two Double Bedrooms
- Reception Room with Feature Fireplace
- Modern Kitchen
- Family Bathroom
- Private South Facing Garden
- Excellent Condition Throughout
- Period Features Including Exposed Beams
- Pleasant Village Location
- Chain Free

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Caddington, Luton

This charming two bedroom period cottage presents an exceptional opportunity for buyers seeking a character cottage and modern comfort in a pleasant village location. The property is offered in excellent condition throughout and is chain free, making for a straightforward purchase process. Upon entering, you are welcomed by a generously sized reception room, with a striking feature fireplace and exposed beams. The modern kitchen includes a range of eye and base level units and space for freestanding appliances

Upstairs, two double bedrooms offer comfortable accommodation, each benefiting from ample natural light and maintaining the cottage's period charm. The cottage's layout has been designed to optimise living space, with well-proportioned rooms that cater to both relaxation and entertaining.

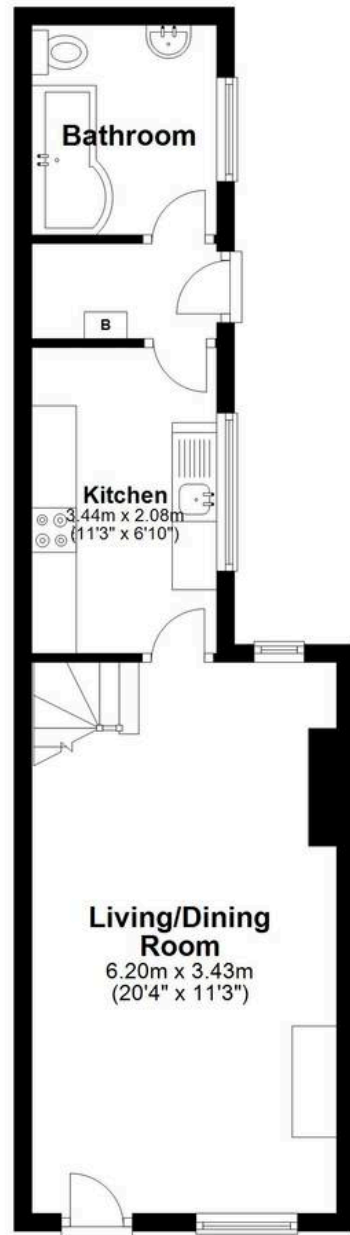
The private south facing garden provides an attractive and sunny outlook, perfect for outdoor dining or simply unwinding after a busy day. This delightful home is perfectly suited to first time buyers and investors alike.

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.



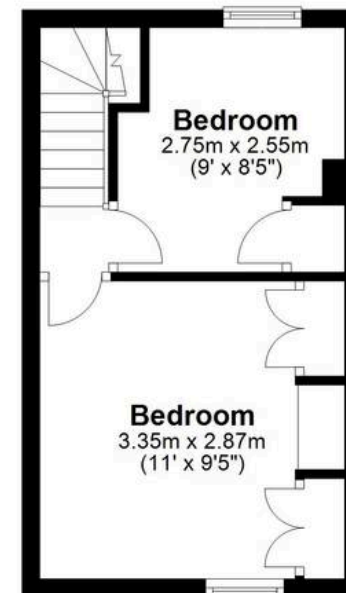
Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



First Floor

Approx. 21.3 sq. metres (228.9 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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