



Town & Country

32 Magpie Meadows, Caddington

Guide Price £550,000



## 32 Magpie Meadows

Caddington, Luton

- Detached Modern Home
- 3 Double Bedrooms
- Large Main Bedroom with Walk in Wardrobe
- Open Plan Kitchen / Dining / Family Room stretching to 25ft.
- Utility Room
- Cloakroom
- Lounge with Bay Fronted Window
- Bedroom 1 with Ensuite Bathroom and Shower
- 2 Further Ensuite Shower Rooms
- Enclosed Rear Garden with Home Office and Underfloor Heating

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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3 bedroom detached home, situated on the popular Caddington Woods development, constructed by respected builders Redrow Homes.

Offered for sale with the benefit of no onward chain.

The home design is the sought-after "Leamington Lifestyle" with an open plan fitted kitchen/diner/family room, ideal for today's modern family requirements. There is a separate lounge featuring a bay-fronted window, utility and cloakroom to the ground floor.

The first floor offers 3 double bedrooms, all with ensuite facilities. The main bedroom is substantial in size and benefits from air conditioning, 4-piece ensuite bathroom and walk-in dressing room. Bedrooms 2 and 3 each are complemented by ensuite shower rooms.

Externally the home has a fully enclosed rear garden with raised plant bedding, lawn and extended patio area. To the rear of the garden there has been constructed a superb home office with underfloor heating and air conditioning.

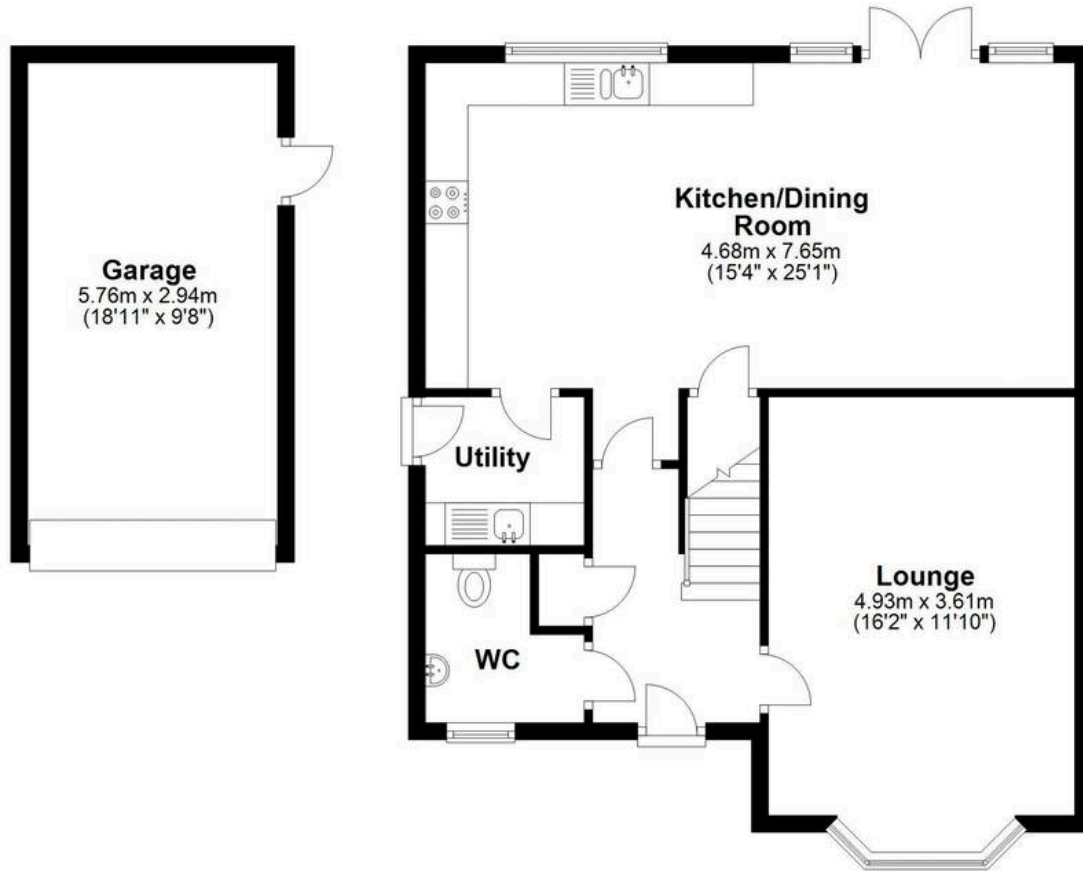
The detached garage benefits from a door accessed from the garden and the driveway to the front aspect provides additional parking.

Caddington village is a 5 minute drive, offering a variety of shops and amenities based around the attractive village green.



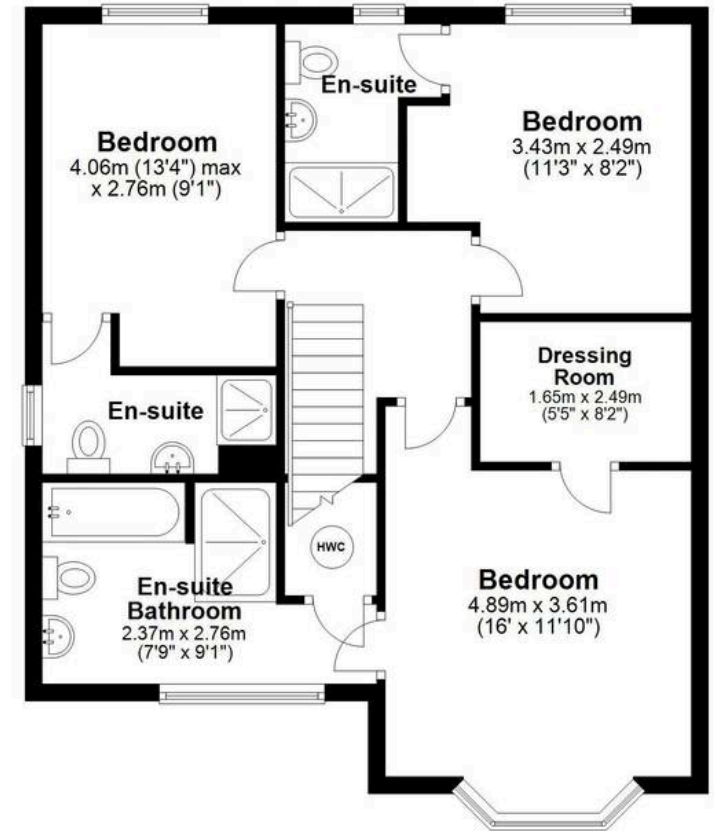
### Ground Floor

Approx. 80.5 sq. metres (866.8 sq. feet)



### First Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 144.4 sq. metres (1554.6 sq. feet)

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