



# Orchard Cottage

Luton Road, Chalton,  
Bedfordshire, LU4 9UJ  
Offers Over £550,000

country  
properties

Set behind double gates, this detached family home totals approx. 2,968 sq.ft (inc. garage). The double garage offers potential for creating an annexe (subject to necessary consent) having rooms above including a bathroom. Entering into a spacious reception hall, the main accommodation includes a 28ft triple aspect living room, separate dining room, fitted kitchen/breakfast room with utility area, study and cloakroom/WC. There are four bedrooms on the first floor, the principal with French doors to roof terrace, dressing area and en-suite shower room, plus a family bathroom with roll top bath. Commuter links are available via the M1 (J11A: 1.5 miles) whilst Leagrave rail station which provides a direct service to St Pancras International is within 2.7 miles. EPC Rating: C.

- NO UPPER CHAIN
- 28ft triple aspect living room
- Kitchen/breakfast room with open plan utility
- Principal bedroom with dressing room & en-suite shower room
- Double garage with annexe potential above (subject to consent)
- 2,968 sq.ft of accommodation (approx. inc. garage)
- Separate dining room plus study
- Ground floor cloakroom/WC
- Three further bedrooms plus family bathroom
- Driveway parking accessed via double gates



## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert and canopy porch over. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Recessed spotlighting to ceiling. Doors to kitchen/breakfast room, dining room and to:

### LIVING ROOM

Triple aspect via double glazed leaded light effect French doors to front and double glazed leaded light effect windows to either side. Feature exposed brick wall with feature fireplace. Two radiators.

### DINING ROOM

Dual aspect via double glazed leaded light effect windows to front and side. Radiator.

### KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed leaded light effect windows to side and rear/conservatory. A range of base and wall mounted units with wood work surface areas incorporating butler style sink with mixer tap. Tiled splashbacks. Island unit providing additional storage. Space for range style oven with extractor over. Further appliance space. Radiator. Recessed spotlighting to ceiling. Door to study. Open access to:

### UTILITY AREA

Double glazed leaded light effect window to side aspect. A range of base and wall mounted units with work surface areas. Appliance space. Pantry. Floor tiling. Doors to conservatory and to:

### CLOAKROOM/WC

Double glazed leaded light effect window to side aspect. Two piece suite comprising: WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Floor tiling.

### STUDY

Double glazed leaded light effect window to rear aspect. Built-in storage cupboard.

### LEAN-TO CONSERVATORY

Double glazed French doors to side aspect leading to garden. Part glazed door to side aspect leading to driveway. Courtesy door to double garage. Two radiators.

## FIRST FLOOR

### GALLERIED LANDING

Double glazed leaded light effect window to rear aspect. Hatch to loft. Built-in storage cupboard. Doors to four bedrooms and family bathroom.

### BEDROOM 1

Triple aspect via double glazed leaded light effect windows to either side and double glazed leaded light effect French doors to roof terrace enclosed by railings. Radiator. Open access to:

### DRESSING AREA

Fitted wardrobes. Door to:



## EN-SUITE SHOWER ROOM

Double glazed leaded light effect window to side aspect. Three piece suite comprising: Walk-in shower, WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

## BEDROOM 2

Dual aspect via double glazed leaded light effect windows to front and side. Radiator.

## BEDROOM 3

Dual aspect via double glazed leaded light effect windows to side and rear. Built-in storage cupboard. Radiator.

## BEDROOM 4

Double glazed leaded light effect window to front aspect. Radiator.

## FAMILY BATHROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Free-standing roll top bath with mixer tap/shower attachment, WC and wall mounted wash hand basin with mixer tap. Wall tiling. Heated towel rail. Built-in storage cupboard. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN & OFF ROAD PARKING

Double gated access to block paved driveway providing off road parking and access to double garage. Block paved patio seating area. Garden shed.



## REAR GARDEN

Laid to block paving. Raised shrub borders. Enclosed by brick walling and timber fencing with gated access.

## DOUBLE GARAGE

Twin double opening doors. Power and light. Door to stairs to garage first floor.

## LANDING

Skylight. Door to:

## ROOM 1

Window to front aspect. Eaves storage. Doors to bathroom and to:

## ROOM 2

Skylight. Radiator.

## BATHROOM

Three piece suite comprising: Bath, WC and pedestal wash hand basin. Built-in cupboard. Floor tiling.

Current Council Tax Band: G.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

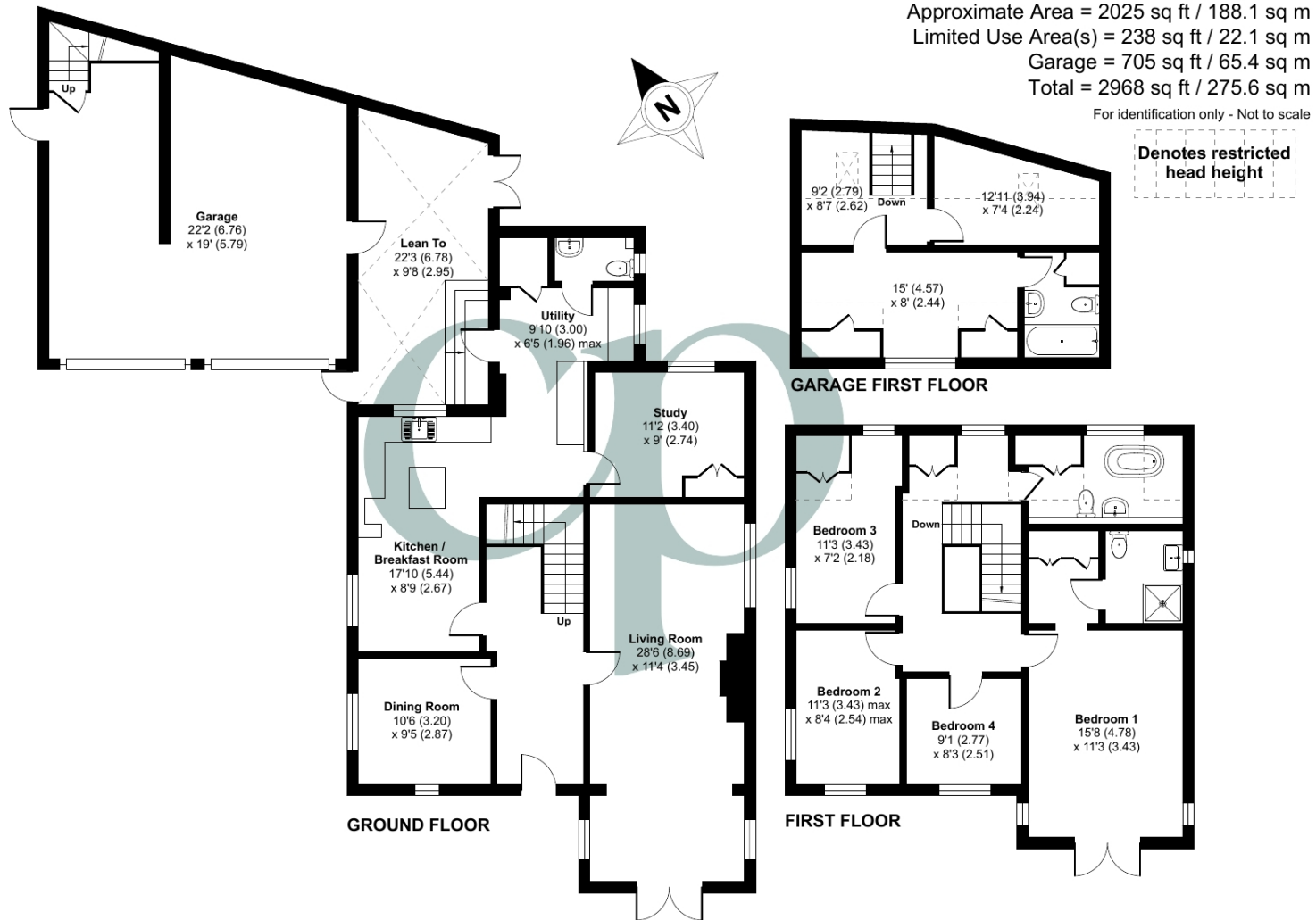
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

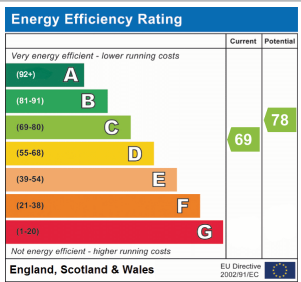
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.







Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Country Properties. REF: 1108248



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Viewing by appointment only

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