



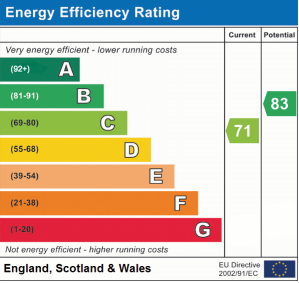
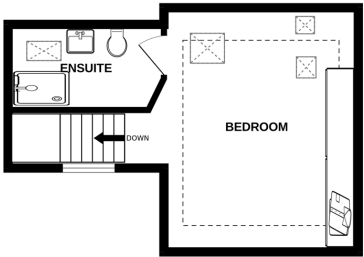
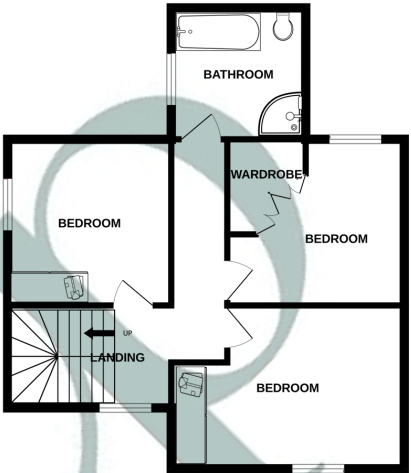
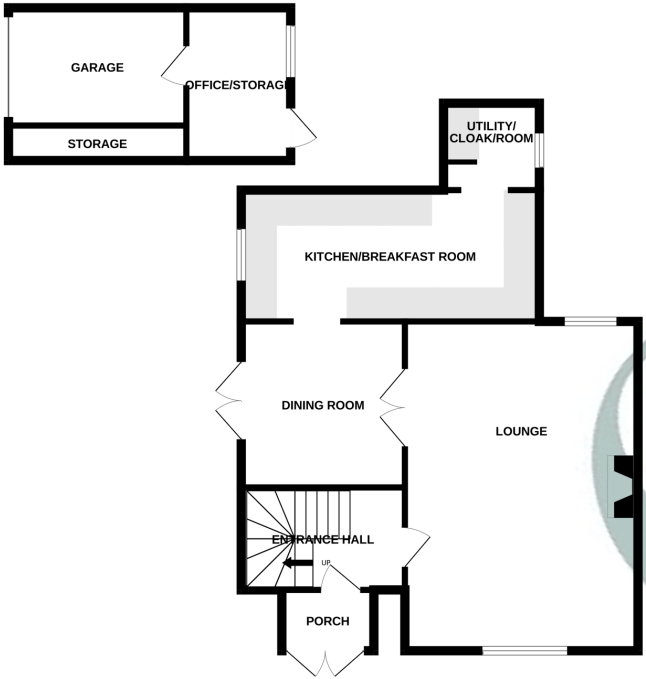
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5 The Cottages
Great Bramingham Lane, Luton,
Bedfordshire, LU3 3NJ
Guide Price £575,000

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
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A truly stunning & extended four double bedroom family home situated down a leafy lane with views overlooking the open countryside to the front and rear aspects.

- Refitted 19' Kitchen breakfast room with all built in appliances
- 21' Lounge with feature fire place
- Four Double Bedrooms
- Family Bathroom,En-suite & Cloakroom
- Beautiful Landscaped Gardens
- Converted Garage into Gym/Study (could be easily changed back)

Ground Floor

Entrance Porch

Double doors to front into main entrance hall. Stone flooring.

Entrance Hall

Stairs to first floor with cupboard under, oak flooring, coving, galleried landing.

Lounge

14' 9" x 21' 0" (4.50m x 6.40m) Brick feature fire place with cast iron inset, oak flooring ,ceiling speakers, wall light points, double French doors to rear aspects, two radiators, double glazed window to front aspect. double doors to dining room.

Dining Room

10' 6" x 10' 5" (3.20m x 3.17m) Oak Flooring, ceiling speakers (not in use) double French doors to rear aspect.

Kitchen Breakfast Room

19' 0" x 8' 2" (5.79m x 2.49m) Superb range of base & wall mounted units with granite work surfaces over, double sink with mixer tap, built in microwave, wine fridge, split level double/oven, integrated dish washer, fridge and freezer, second fridge/freezer, five ring gas hob and extractor over, porcelain flooring, double glazed window to rear.

Utility Room/WC

5' 5" x 6' 1" (1.65m x 1.85m) Porcelain floor, low level WC, granite work surfaces. radiator, double glazed window to the side aspect.

First Floor

Galleried Landing

Carpet, double glazed window to front aspect.

Bedroom Two

12' 3" plus wardrobes x 10' 5" (3.73m x 3.17m) Double glazed window to front, radiator, laminate floor, built in wardrobes.



Bedroom Three

10' 5" x 10' 6" (3.17m x 3.20m) Double glazed window to the side & rear, radiator, laminate floor, wardrobes.

Bedroom Four

11' 5" x 10' 3" (3.48m x 3.12m) Double glazed window to rear, overlooking the open countryside, built in wardrobes, laminate floor.

Family Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail, double glazed window to the side & rear, ceramic tiled flooring, fully tiled.

Second Floor

Master Bedroom

12' 7" x 12' 0" (3.84m x 3.66m) Built in wardrobes, vaulted ceiling, pine flooring, half wood paneling, radiator, Velux double glazed windows, exposed beams.

En-Suite

A suite comprising of a shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail. window to rear, pine flooring, half wood panelling.

Outside

Front garden

Mainly laid to lawn, with shrubs and flower borders, gate to side aspects, brick block pavers for several parking spaces.

Rear Garden

Beautifully landscaped garden with a large patio/sitting area, mature shrubs & flower borders, timber fencing, outside lights, power, and access to garage

Single Garage

Converted garage and presently used as a gym/office power and light, further outside parking via a private driveway.

