



4 Bedrooms

We are delighted to offer to the market this detached house on Folly Lane, Caddington.

The property offers a well-adapted layout and comfortable accommodation supporting a wide array of individual or collective family activities.

## 29 Folly Lane, Caddington, Luton, Bedfordshire, LU1 4AQ

Asking Price:

**£775,000**

EPC Rating: To be  
confirmed



We are delighted to offer to the market this detached house on Folly Lane, Caddlington.

The property offers a well-adapted layout and comfortable accommodation supporting a wide array of individual or collective family activities.

This property has accommodation briefly comprising; The living room draws in an abundance of natural daylight creating a bright and airy feeling throughout. The kitchen is fully equipped with fittings including sleek mounted units and contemporary work surfaces. The property is further enhanced by an additional sitting room ideal for hosting, a conservatory currently being used as a dining space with ample room for a dining table, a downstairs W/C and an office great for working from home.

Continuing on there is a commodious master bedroom with an en-suite bathroom, a double bedroom with fitted wardrobes and two additional single bedrooms with all rooms having extra space for storage. The family bathroom comprises of a modern 3-piece suite with a corner bath.



For additional information and full photo gallery please visit [www.sold.co.uk](http://www.sold.co.uk)



Externally to the rear of the property there is a garden ideal for outdoor seating and entertaining. To the front of the property there is off-road parking on the driveway.

Located in less than a 4-mile drive is Leagrave Railway Station which provides services to destinations such as Three Bridges, Bedford and London St Pancras International. Quadrant Shopping Centre, Hemel Hempstead Hospital and Caddington Park are all less than a 30-minute drive away.



Viewing highly recommended to appreciate the opportunity on offer.

**Living Room** 20'1" x 17'8" (6.12m x 5.38m).

**Office** 23'2" x 11'2" (7.06m x 3.4m).

**Sitting Room** 22'3" x 17'7" (6.78m x 5.36m).

**Conservatory** 14'9" x 13'11" (4.5m x 4.24m).

**Kitchen** 19'4" x 14'3" (5.9m x 4.34m).



**Bedroom** 15'11" x 8' (4.85m x 2.44m).

**Bathroom** 12'8" x 6'9" (3.86m x 2.06m).

**Bedroom** 14'3" x 11'10" (4.34m x 3.6m).

**Bedroom** 10'7" x 8'8" (3.23m x 2.64m).

**En-Suite** 11'6" x 8'6" (3.5m x 2.6m).

**Bedroom** 22'6" x 11'2" (6.86m x 3.4m).

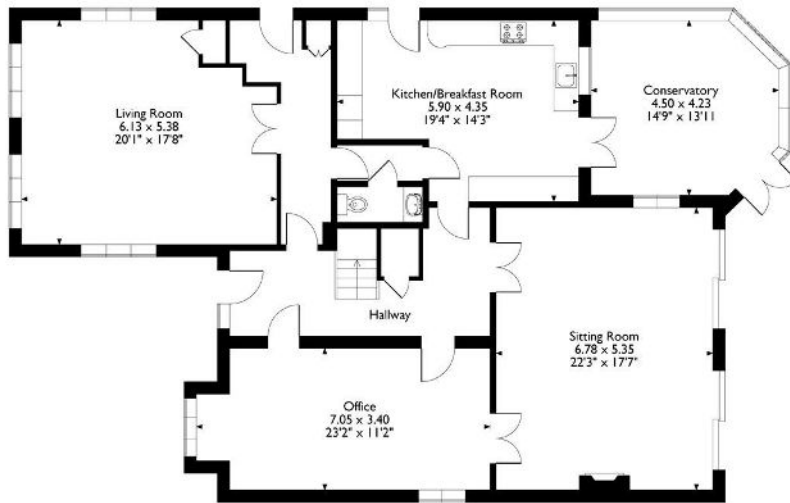


**Council Tax Band** - G

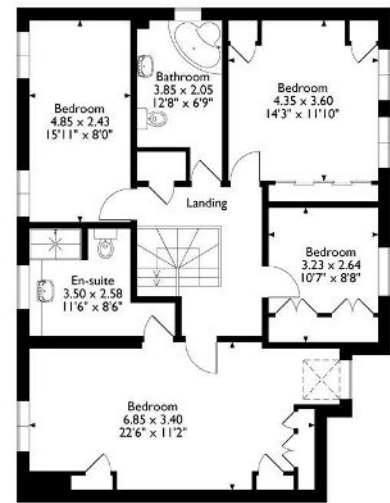
**Tenure** - Freehold

**Viewing** - By appointment through Sold.co.uk

Folly Lane, Caddington, Luton  
Approximate Gross Internal Area  
252 Sq M/2712 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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