



**Connells**

Sutherland Place  
Luton



## Property Description

\*\*\*\* Connells Are Pleased To Offer This Large Four Bedroom Detached Family Home \*\*\*\*

The Property Is Located In The South Of Luton and Is Close To The M1 Junction 10 and Luton Mainline Train Station Making It Great For Commuters.

Harpenden and St Albans Are Just a Short Drive Away, As Is The Beautiful Hertfordshire and South Bedfordshire Countryside. This property benefits from an Entrance Hall, Lounge, Dining Room, Kitchen / Diner, The Ground Floor Briefly Comprises; Entrance Hall, Cloakroom, Lounge, Kitchen. To The First Floor There Are Four Bedrooms With an En-Suite To The Master and a Family Bathroom.

Externally You Have Off Street Parking An a Garage To Rear.

## Entrance

Double glazed door to front. Access to kitchen and lounge.

## Kitchen

10' 6" x 8' 2" ( 3.20m x 2.49m )  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Radiator. Double glazed window to front.

## Cloakroom

Fitted with low level wc. Wash hand basin. Double glazed window to side.

## Hall

Double glazed door to rear. Stairs rising to first floor. Storage cupboard. Radiator.

## Lounge

19' 2" x 13' 8" ( 5.84m x 4.17m )  
Double glazed bay window to front. Radiator. Double glazed window and door to rear.

## First Floor Landing

Loft hatch. Airing cupboard. Double glazed window to side.

## Bedroom One

12' 5" x 10' 9" ( 3.78m x 3.28m )  
Double glazed window to front. Radiator. Built in wardrobes. Access to en suite.

## En Suite

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Fully tiled. Double glazed window to rear.

## Bedroom Two

11' 7" x 7' 9" ( 3.53m x 2.36m )  
Double glazed window to side. Radiator.

## Bedroom Three

8' 8" x 8' 4" ( 2.64m x 2.54m )  
Double glazed window to side. Radiator.

## Bedroom Four

8' x 7' 9" ( 2.44m x 2.36m )  
Double glazed window to front. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Fully tiled. Double glazed window to rear.

## Outside

## Front Garden

## Rear Garden

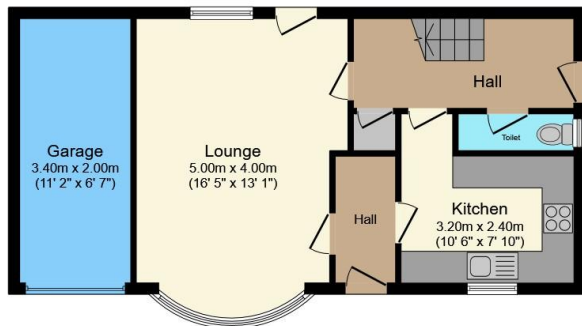
Patio area. Laid to lawn.

### Garage

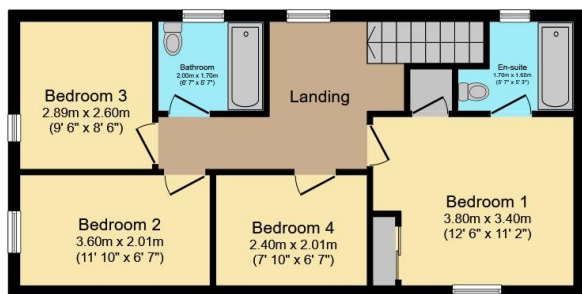
17' 5" x 8' ( 5.31m x 2.44m )

Access via up and over door. Power and light.





**Ground Floor**



**First Floor**

Total floor area 106.0 m<sup>2</sup> (1,141 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: E Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/LUT317676](http://connells.co.uk/Property/LUT317676)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUT317676 - 0005