



83 Mallard Crescent

Caddington, LU1 4FR

A beautifully presented modern detached house which is located within the highly regarded Caddington Woods development by Redrow Homes. The house, which is equipped to a very high standard, offers everything that a modern family could possibly need.

Guide price £550,000

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- Detached family home which was constructed in 2020 and still retains an NHBC guarantee
- Beautiful fitted kitchen, generously equipped with a range of integrated appliances. Adjoining utility room
- Feature patio and well tended lawn
- Warm and comfortable sitting room.
- Main bedroom with en suite shower room, 3 further well proportioned bedrooms and a lovely family bathroom
- Single garage with additional off street parking
- Impressive open plan kitchen/dining/family room
- FREE bus service to Luton
- Caddington stores (1.3 miles), Luton Parkway Station and Airport (5.2 miles) White Lion retail park (3.4 miles)

GROUND FLOOR

Entrance Hall

Cloakroom WC

Sitting Room

16'7 x 11'11 (5.05m x 3.63m)

Kitchen/Dining/Family Room

25'4 x 13'11 (7.72m x 4.24m)

Utility Room

7'3 x 6'11 (2.21m x 2.11m)

FIRST FLOOR

Main Bedroom

14'3 x 14'2 (4.34m x 4.32m)

En Suite Shower Room

8'3 x 3'9 (2.51m x 1.14m)

Bedroom Two

13'5 x 11' (4.09m x 3.35m)

Bedroom Three

11'10 x 9'9 (3.61m x 2.97m)

Bedroom Four

9'1 x 8'4 (2.77m x 2.54m)

Family Bathroom

11'9 x 5'8 (3.58m x 1.73m)

EXTERNALLY

Single Garage

18'11 x 9'6 (5.77m x 2.90m)

Additional Off Street Parking

Attractive Rear Garden

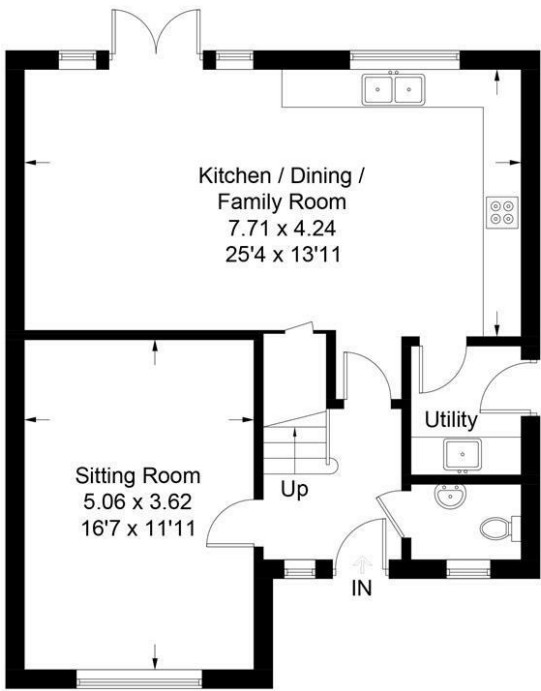


Directions

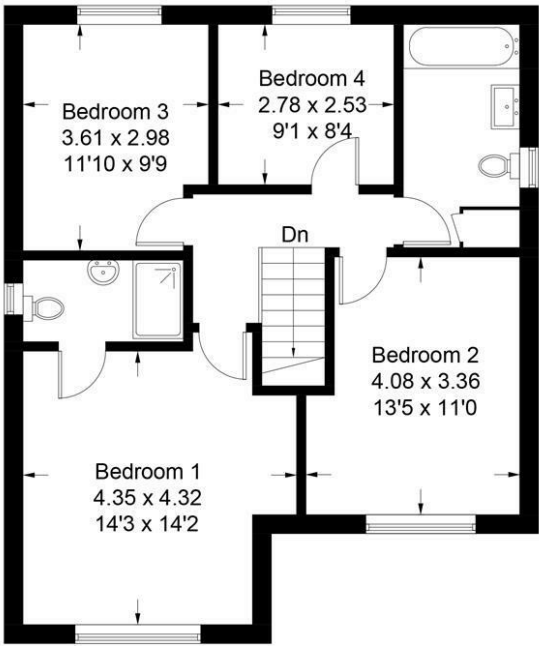


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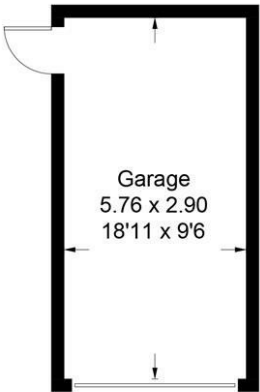
Approximate Gross Internal Area = 136.5 sq m / 1469 sq ft
Garage = 16.7 sq m / 180 sq ft
Total = 153.2 sq m / 1649 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID968775)

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