

Morgan Close | Luton



**Offers in Excess of £410,000**

This deceptively spacious four bedroom home situated just a short stroll to Laegrave train station really needs to be seen to appreciate its size! Call us to arrange an appointment to view on 01582 249155.

01582 249155

[www.venture-residential.co.uk](http://www.venture-residential.co.uk)

## Description

Venture Residential are delighted to bring to the market this larger than average four bedroom family home situated just off one of the most sought after roads in Luton.

This modern property briefly comprises an entrance hall, cloakroom, lounge, 2 bedrooms and kitchen to the ground floor.

On the first floor there is a master bedroom with en-suite, three further bedrooms and family bathroom.

This property is ideally located within walking distance to local shops, doctors, bus routes and Leagrave train station as well as being within easy reach of the M1.



## Ground floor

### Entrance Hall

Double glazed window to front aspect and radiator.

### Cloakroom

Low level WC, wash hand basin, radiator and part tiled.

### Lounge 27' 7" x 10' 0" (8.40m x 3.05m)

Double glazed window to front aspect, x2 radiators, television aerial point and double glazed french doors to rear aspect.

### Bedroom 5 9' 6" x 7' 1" (2.90m x 2.15m)

Double glazed window to rear aspect and radiator.

### Bedroom 6 9' 7" x 8' 4" (2.91m x 2.55m)

Double glazed window to front aspect, radiator and television aerial point.

### Kitchen 10' 8" x 8' 1" (3.25m x 2.46m)

Fitted kitchen with a range of wall and base units with work surfaces, stainless steel sink unit with mixer taps, gas oven and hob, cooker hood, plumbing for washing machine, space for fridge/freezer, radiator, double glazed window to rear aspect and door leading to rear garden.

### Front garden

Block paved driveway for off road parking.

### Rear Garden

Fully enclosed garden with access to garage.

### Garage

Up and over door with power and lighting.



## First floor

### First Floor Landing

Stairs fro entrance hall.

### Bedroom 1 11' 0" x 12' 11" (3.36m x 3.93m)

Double glazed window to front aspect and radiator.

### En-suite

Shower cubicle with shower, wash hand basin with vanity unit, low level WC, radiator and part tiled.

### Bedroom 2 8' 9" x 11' 11" (2.67m x 3.62m)

Double glazed window to rear aspect and radiator.

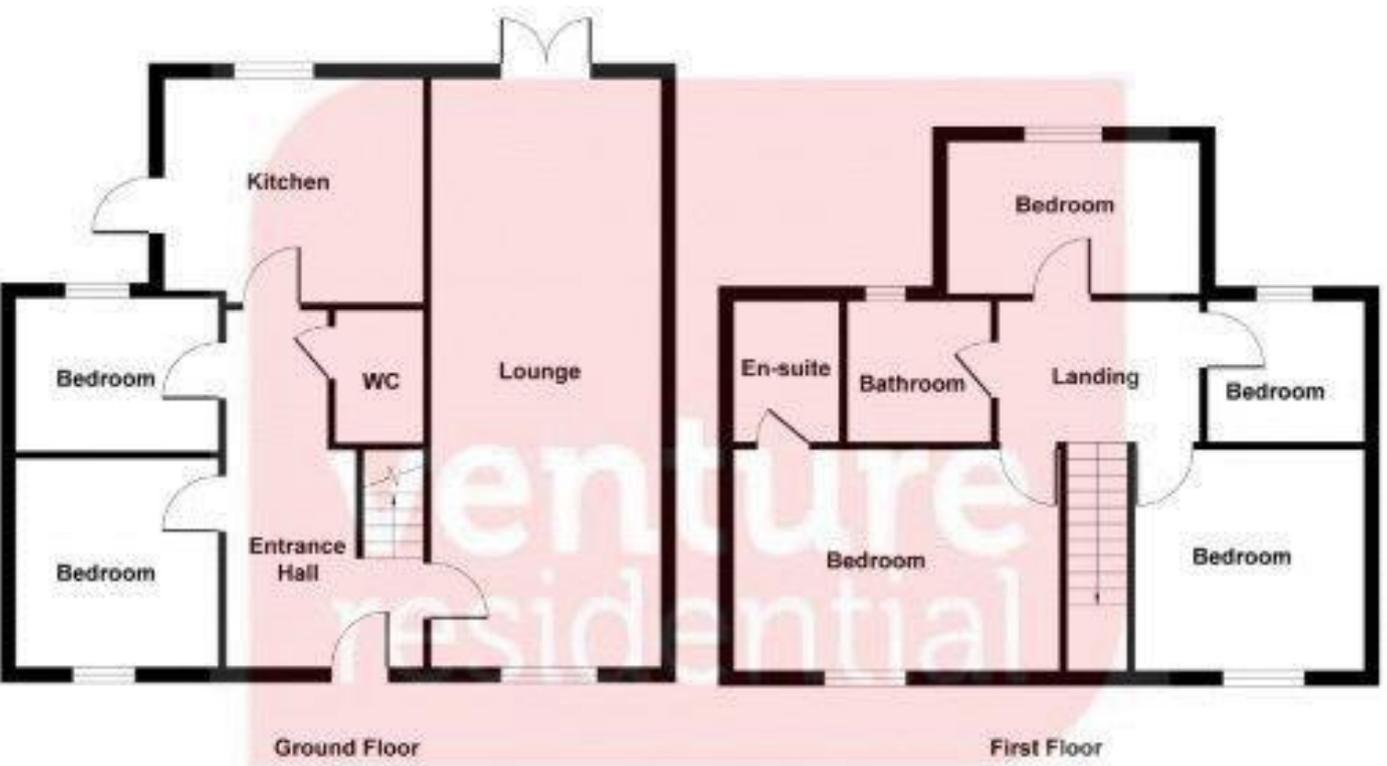
### Bedroom 3 11' 0" x 10' 0" (3.36m x 3.05m)

Double glazed window to front aspect, fitted wardrobes and radiator.

### Bedroom 4 7' 1" x 7' 6" (2.15m x 2.29m)

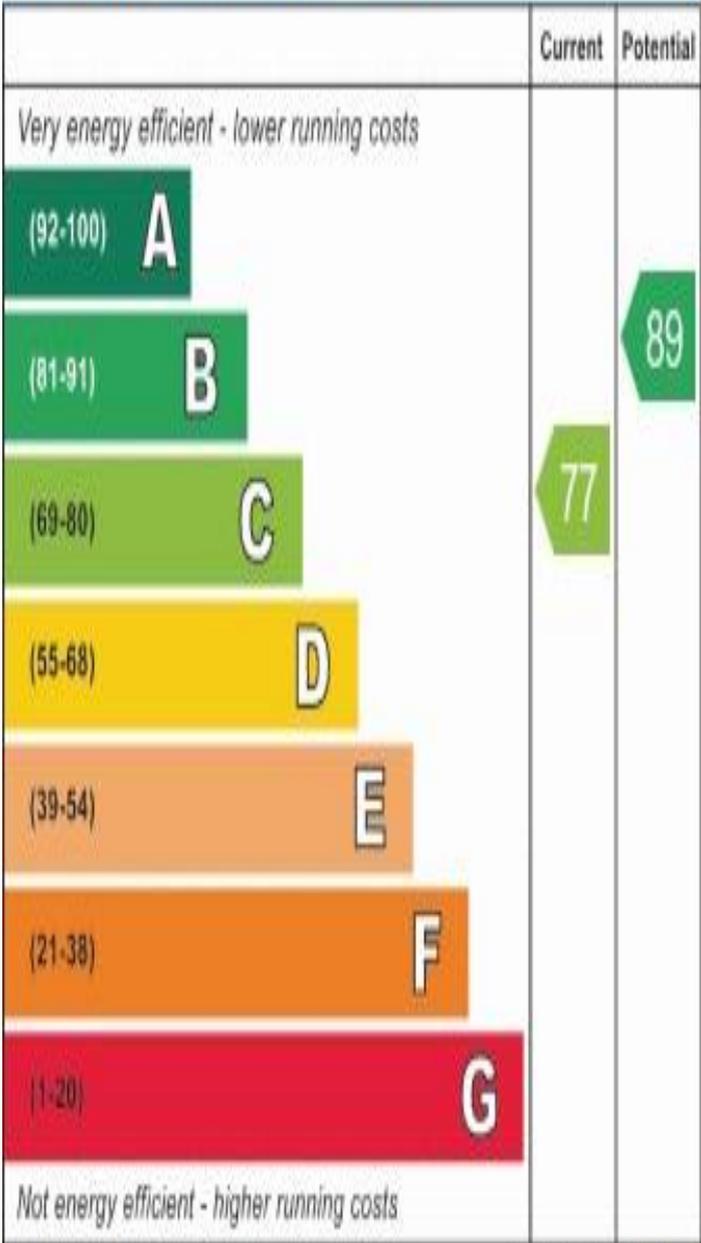
Double glazed window to rear aspect and radiator.





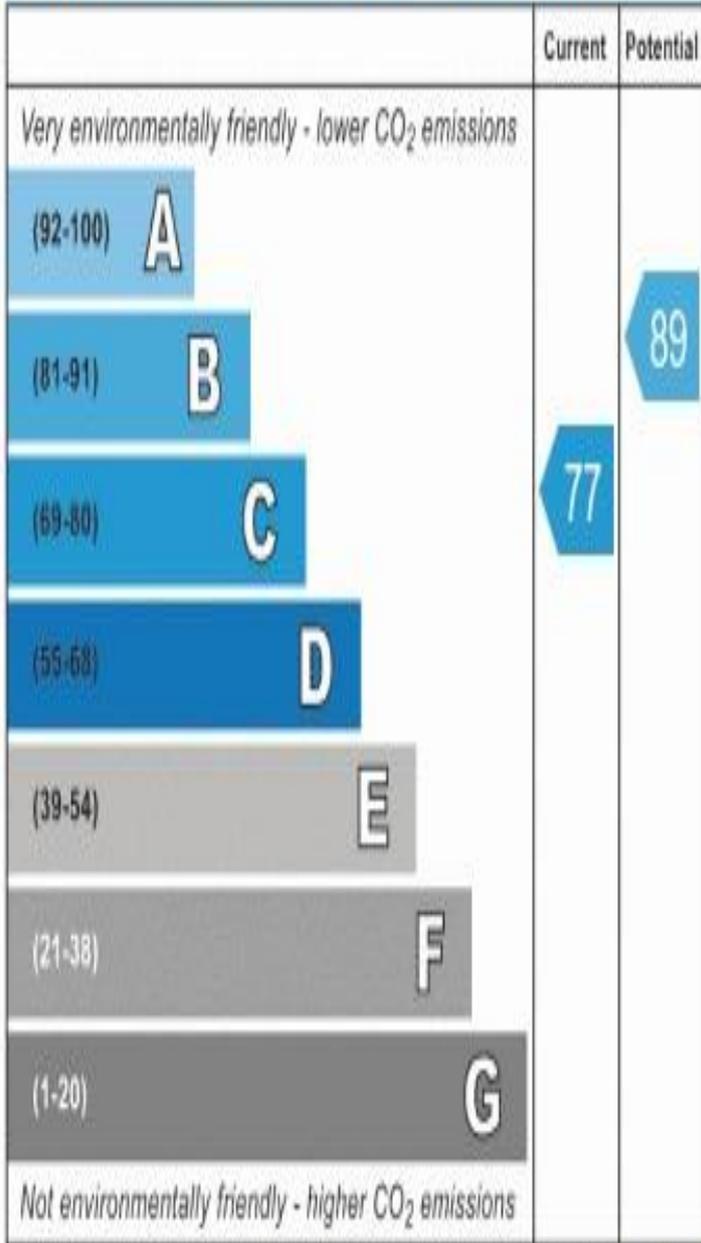


## Energy Efficiency Rating



England, Scotland & Wales EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales EU Directive 2002/91/EC