

for sale

offers in excess of **£350,000**



Ellerdine Close Luton LU3 1TX

A modern style three bedroom house which was originally four bedrooms. The fourth bedroom has been converted to a dressing room by the present owner. The house offers spacious accommodation throughout and has been extended to the rear. There are gardens to the front and rear with a garage.



The 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 inspectors(s). Powered by www.focusagent.com

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Entrance Porch

Part double glazed door.

Entrance Hall

Stairs leading to first floor. Cupboard.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Radiator. Tiling to wall and floor.

Lounge

18' 2" x 13' 9" (5.54m x 4.19m)
Gas fireplace. Radiator.

Dining Room

16' 9" x 8' 1" (5.11m x 2.46m)
Double glazed window to rear aspect. Double glazed doors leading to rear garden. Radiator.

Kitchen

11' 5" x 10' 9" (3.48m x 3.28m)
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine and dishwasher. Oven and gas hob. Space for a fridge/freezer. Tiled flooring.



First Floor Landing

Loft access. Combi boiler.

Bedroom One

12' x 11' 1" (3.66m x 3.38m)
Double glazed window to rear aspect. Radiator. Mirrored sliding doors to:-

Dressing Room

7' 5" x 7' 2" (2.26m x 2.18m)
Double glazed window to rear aspect. Variety of fitted shelves and hanging space. Radiator.

Bedroom Two

11' 2" x 8' 5" (3.40m x 2.57m)
Double glazed window to front aspect. Radiator.

Bedroom Three

8' 2" max x 6' 6" (2.49m max x 1.98m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath, shower enclosure, wash hand basin and low level wc. Heated towel rail.



Rear Garden

Terraced garden. Mono block paved patio area. Cultivated area.
Metal storage shed.

Garage

17' 2" x 7' 8" (5.23m x 2.34m)

Single garage with power and light connected.





To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

Property Ref: LUN102559 - 0012

Tenure: Freehold

EPC Rating: C

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