



**Connells**

Links Way  
Luton



## Property Description

An amazing four bedroom home situated at the foot of Warden Hills in north Luton. This fantastic home offers a spacious accommodation throughout. The entrance been utilised as a home office, the kitchen-diner is light and airy which leads off to the living room, with a well appointed conservatory with under floor heating. Upstairs the bathroom has been upgraded, whilst to the outside the gardens are well tended with hardstand to the front providing off road parking. This home is a must view!

### Entrance Porch

Double glazed door to front aspect. Storage cupboard.

### Entrance Hall

Wood laminate flooring. Telephone point. Stairs leading to first floor. Radiator.

### Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Heated towel rail.

### Lounge

15' 8" x 10' 3" ( 4.78m x 3.12m )  
Wood laminate flooring. Two radiators. French doors leading to conservatory.

### Conservatory

Under floor heating. Double glazed doors leading to rear garden.

### Kitchen/diner

20' 1" x 8' 3" ( 6.12m x 2.51m )  
Kitchen area ; -Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over. Gas cooker point. Gas boiler. Tiled effect laminate flooring. Space for an American style fridge/freezer.

Dining area :- Double glazed door to rear garden. Tiled effect laminate flooring. Radiator.

### Utility Room

Doors opening to storage areas. Plumbing for a washing machine. Shoe storage.

### First Floor Landing

Loft access. Airing cupboard housing hot water tank.

### Bedroom One

10' 4" x 10' 3" ( 3.15m x 3.12m )  
Double glazed window to rear aspect. Radiator.

### Bedroom Two

13' 4" x 7' 1" ( 4.06m x 2.16m )

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

### Bedroom Three

10' 4" x 6' 4" ( 3.15m x 1.93m )

Double glazed window to rear aspect. Radiator.

### Bedroom Four

9' 6" x 6' 8" ( 2.90m x 2.03m )

Double glazed window to front aspect. Fitted wardrobe. Radiator.

### Bathroom

Opaque double glazed window to front aspect. White suite comprising bath, wash hand basin and low level wc. Heated towel rail.

### Front Garden

Laid to lawn with off road parking area.

### Rear Garden

Laid to lawn with a patio area. Timber lean to storage shed.







To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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