



Connells

Kelling Close
Luton

Kelling Close Luton LU2 7ET

for sale offers over
£400,000



Property Description

This detached extended residence is located on the border of Bushmead and Warden Hills, meaning you are close to amenities while being a stones throw away from Warden Hills offering country walks right by your doorstep.

The family home has been extended into the garage and added onto the front adding extra living space. The current owners are using it as a games/kids room however the versatile space can be anything you desire. The property also has a utility room creating extra storage space.

Externally there is a low maintenance garden with decking area and laid with artificial grass. Flower beds have been added on the borders, as well as a shed, play house and lean-to to the side for storage.

To the front of the dwelling is a drive for 2 cars and lawn area.

South Beds Golf Club, located in the hills was ranked fourth in the country's top 100 golf courses. The 18-hole course provides stunning backdrops. Enjoy a morning round followed by a cold drink afterwards in the Clubhouse before a short stroll home.

Local schools include; Warden Hill Infant & Junior, Cardinal Newman Catholic School and Icknield High School.

Leagrave mainline station is around 1.5 miles away and accommodates the Thameslink line into London St Pancras.

This is not one to miss. Call now to book your viewing!

Entrance Hall

Double glazed frosted door to front aspect. Storage cupboard. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Cloakroom

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Heated towel rail. Tiled floor. Electric box.

Lounge

21' 3" x 9' 9" (6.48m x 2.97m)
Double glazed bay window to front aspect. French doors leading to rear garden. Two radiators. Gas fire place.

Dining Room

12' 8" x 9' 3" (3.86m x 2.82m)
Double glazed window to rear aspect. Radiator.

Kitchen

14' 2" x 8' 3" (4.32m x 2.51m)
Double glazed window to rear aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated fridge. Smeg electric cooker with 6 gas hob and extractor fan over. Breakfast bar. Combi boiler. Tiled floor. Part tiled walls. Loft access.

Utility Room

9' 2" x 7' 7" (2.79m x 2.31m)
Double glazed window to rear aspect. Double glazed frosted door to side aspect. Stainless steel sink unit. Plumbing for a dishwasher and washing machine. Space for a tumble dryer. Space for a fridge/freezer. Part tiling. Tiled floor.

Reception Room/Bedroom Four

18' 2" x 8' 6" (5.54m x 2.59m)
Double glazed window to front and side aspects. Radiator.

First Floor Landing

Double glazed window to front aspect.

Bedroom One

11' 8" x 11' 1" (3.56m x 3.38m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

10' 9" x 8' (3.28m x 2.44m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

10' 5" x 7' 7" (3.17m x 2.31m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed frosted window to front aspect. Suite comprising Jacuzzi bath with shower attachment, wash hand basin and low level wc. Heated towel rail. Fully tiled.

Front Garden

Driveway providing off road parking for two vehicles. Lawn area with shrubs and trees.

Rear Garden

Artificial grass with a decking area. Shrubs and trees. Shed. Play house. Lean to with side storage. Gate to front aspect.





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.focalagent.com

To view this property please contact Connells on

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1A Riddy Lane
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EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/LUN102743



Tenure: Freehold



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