



Connells

Fallowfield
Luton



Property Description

This three bedroom semi-detached home is situated in the popular Icknield catchment in LU3 and offers spacious living with its 1950's style lay out including two reception rooms, side space and garage to the rear. It is also being offered to the market chain free!

The property briefly comprises hallway, two reception rooms and kitchen downstairs. Upstairs off of the landing is three bedrooms and a family bathroom.

Externally there is a rear garden laid mostly to lawn, front lawned garden and paved drive, gate to side leading to a garage at the rear.

The property has been extended to the rear already but there lies an abundance of potential to extend further (STPP.)

There is an array of amenities within close proximity including a Tesco Express, The Old Moat House restaurant and public house and Water Medlow Green.

There are also local health services including Neville Road doctors surgery and Marsh House dental practice.

Local schools include William Austin and Icknield.

Legrave railway station is around 1 mile and Luton mainline railway station is just over 1.5 miles from the residence.

Entrance Hall

Double glazed frosted window and door to front aspect. Double glazed window to side aspect. Storage cupboard. Stairs leading to first floor. Radiator.

Lounge

12' 7" x 11' 5" (3.84m x 3.48m)
Double glazed bay window to front aspect. Radiator.

Second Reception Room

13' 5" x 11' 1" (4.09m x 3.38m)
Radiator. Open plan to extension.

Dining Room

10' 2" x 7' 3" (3.10m x 2.21m)
Double glazed patio doors to rear aspect. Radiator.

Kitchen

10' 1" x 7' 5" (3.07m x 2.26m)
Double glazed frosted door and window 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 cooker and hob. Plumbing for a washing machine. Space for a fridge/freezer. Under stairs storage cupboard and pantry. Tiled walls and flooring.

First Floor Landing

Double glazed window to side aspect. Loft access with part boarding, insulation and a light.

Bedroom One

15' 1" x 10' 2" (4.60m x 3.10m)
Double glazed bay window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

12' 4" x 11' 1" (3.76m x 3.38m)
Double glazed window to rear aspect. Airing cupboard housing hot water tank. Fitted wardrobes.

Bedroom Three

10' x 8' (3.05m x 2.44m)
Double glazed window to front aspect. Built in wardrobes. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Heated towel rail. Tiled walls and flooring.

Loft

Part boarded with power and light.

Front Garden

Paved driveway for one vehicle. Shrubs. Gates to paved side. Back to garage.

Rear Garden

Laid to lawn with a paved patio area. Shrubs. Shed.

Garage

Single garage with up and over door. Power and light supply. Double glazed service door to rear aspect. Two double glazed windows to side aspect.





To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/LUN102787](https://www.connells.co.uk/Property/LUN102787)

Tenure: Freehold



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