



Connells

Kelling Close
Luton



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Property Description

The family home has been extended by its current owners making a larger kitchen, third reception room/5th bedroom and spacious entrance porch.

It is being offered to the market chain-free making a less-stress transition.

The property briefly comprises entrance porch, hallway, cloakroom, lounge, dining room, utility, kitchen, and third reception room/5th bedroom downstairs.

Upstairs are four good size bedrooms and family bathroom all located off the landing. The master holds an en-suite shower room.

Externally to the front is a block paved drive for five+ cars.

The rear is laid mostly to lawn with shrubs and trees. The garden includes a brick built out building with power and lighting.

Kelling Close is a cul-de-sac located off the beaten track. The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer. Some local shops include a Co-op, community shop and pharmacy.

There is also a local restaurant, public house and church.

A short stroll is a Marks & Spencer garage and a little further is a parade of shops including a hairdressers and pharmacy.

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

Luton Sixth Form Collage and Barnfield Collage are also within close proximity.

Call now to arrange your private viewing!

Entrance Porch

Double glazed door and windows to front aspect. Double glazed window to side aspect.

Cloakroom

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Heated towel rail. Under stairs storage cupboard.

Entrance Hall

Stairs leading to first floor.

Lounge

22' 1" x 11' 4" (6.73m x 3.45m)
Double glazed bay window to front aspect. Double glazed sliding doors to rear aspect. Gas fire place. Radiator.

Dining Room

16' 7" x 12' (5.05m x 3.66m)
Two double glazed windows to rear aspect. Two radiators.

Kitchen

18' 5" max x 16' 7" max (5.61m max x 5.05m max)
Double glazed window to rear aspect. Double glazed frosted door to rear aspect. Double glazed frosted door to front aspect. 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. Part tiling. Space for a range style cooker. Cooker hood over. Plumbing for a dishwasher.

Utility Room

7' 5" x 5' 6" (2.26m x 1.68m)
Double glazed window to front aspect. Base units with roll edge work surfaces over. Part tiling. Heated towel rail. Radiator.

Study/Third Reception Room

24' 6" x 7' 4" (7.47m x 2.24m)
Double glazed windows to front and rear aspects. Storage cupboard housing hot water tank. Loft storage. Radiator.

First Floor Landing

Double glazed frosted window to front aspect. Airing cupboard housing hot water tank. Loft access with part boarding and insulated.

Bedroom One

13' 3" x 9' 7" (4.04m x 2.92m)
Double glazed window to rear aspect. Built in wardrobes along both sides. Radiator.

En Suite

Double glazed frosted window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Storage cupboard. Heated towel rail. Floor and wall tiling.

Bedroom Four

9' 8" x 8' 4" (2.95m x 2.54m)
Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

10' 7" x 7' 6" (3.23m x 2.29m)
Double glazed window to rear aspect. Radiator.

Bathroom

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

Front Garden

Block paved driveway providing off road parking for up to four vehicles.

Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Gated access to front aspect. Brick built outbuilding with double glazed frosted patio doors and window to front aspect.





To view this property please contact Connells on

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EPC Rating: Awaited

view this property online [connells.co.uk/Property/LUN103001](https://www.connells.co.uk/Property/LUN103001)

Tenure: Freehold



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