



Connells

Truro Gardens
Luton



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Property Description

The inviting bungalow briefly comprises hallway, cloakroom, shower room, lounge, Extended Sitting Room, kitchen and utility downstairs.

Upstairs are two double bedrooms off the landing.

Externally to the rear the garden is laid mostly to lawn.

The front is mostly blocked paved with a lawn area.

There is also a garage accessible from the front as well as through the utility.

The property has been lovingly cared for and updated by its current owners and holds the potential to extend (STPP).

Leagrave Railway Station is just over a mile from the residence as well as Luton mainline Railway station being under 2 miles. The Thameslink line running from both stations can have you in St Pancras in as little as 24 minutes.

Local shops include Co-op, Riddy Lane Stores and Morrisons. A little further you will find Sainsburys supermarket.

Local schools include Icknield Primary and High as well as William Austin infant and junior.

Barnfield College is in close proximity is as Luton Sixth Form College.

This is a rare opportunity, call now to book a viewing!

Entrance Hall

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

Cloakroom

Double glazed frosted window to side aspect.

Low level wc. Radiator.

Shower Room

Double glazed frosted window to side aspect. Suite comprising corner shower cubicle, wash hand basin and low level wc. Heated towel rail. Part tiled.

Lounge

23' x 12' 3" (7.01m x 3.73m)
Double glazed window to rear aspect. Door and window to rear aspect. Gas fire place.

Extended Sitting Room

11' 2" x 8' 1" (3.40m x 2.46m)
Double glazed patio doors and window to rear aspect. Radiator.

Kitchen

14' 9" x 8' 5" (4.50m x 2.57m)
Double glazed window to front aspect. Fitted kitchen with wall and base units and roll edge work surfaces over incorporating a stainless steel sink and drainer unit. Part tiled. Space for a fridge. Integrated gas hob and gas cooker. Extractor fan over. Radiator.

Utility Room

13' 2" x 7' 9" max (4.01m x 2.36m max)
Window and door to rear aspect. Storage cupboard. Door to garage.

First Floor Landing

Loft access.

Master Bedroom

14' 6" x 10' 3" (4.42m x 3.12m)
Double glazed window to rear aspect. Built in wardrobe. Storage cupboard. Eaves storage space. Radiator.

Bedroom Two

14' 6" x 8' 6" (4.42m x 2.59m)

Double glazed window to rear aspect. Eaves storage. Radiator.

Front Garden

Lawn area with shrubs and trees. Drive providing off road parking.

Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees.

Garage

Single garage with up and over door. Power and light supply.





To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/LUN102994](https://www.connells.co.uk/Property/LUN102994)

Tenure: Freehold



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