



Connells

Winton Close  
Luton





### Property Description

The property briefly comprises entrance hall, cloakroom, living room, dinning/family room, kitchen and lean to downstairs.

Upstairs are four good size bedrooms and family bathroom located off the landing.

Externally to the rear is a private secluded garden laid mainly to lawn with shrubs and trees.

To the front is a block paved driveway for multiple cars.

There is also an integral garage with power and lighting.

Plotted near the end of the cul-de-sac this makes the ideal forever family home offering peaceful living while still being in close proximity of everyday essentials.

Local shops include Marks & Spencer's and Co-op. A little further there is a Sainsbury's supermarket and an array of amenities including doctors and dentists.

Local schools include the popular Icknield High School and Cardinal Newman Catholic School. Barnfield Collage and Luton Sixth Form are also within close reach.

### Entrance Hall

Double glazed frosted door to front aspect. Double glazed frosted window to side aspect. Radiator.

### Cloakroom

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

### Lounge

24' 1" x 17' 2" ( 7.34m x 5.23m )

Double glazed window to front aspect. Double glazed sliding door to rear aspect. Stairs leading to first floor. Gas fire place. Three

radiators.

### Dining Room

27' 3" x 10' 6" ( 8.31m x 3.20m )

Double glazed sliding doors to rear aspect. Two radiators.

### Kitchen

13' 6" x 10' 6" ( 4.11m x 3.20m )

Two double glazed windows to rear aspect. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a dishwasher. Space for a fridge/freezer. Breakfast area. Tiled floor. Integrated double oven and gas hob. Boiler.

### Lean To

Door to front aspect. Power and light.

### First Floor Landing

Airing cupboard housing hot water tank. Loft access with insulation.

### Bedroom One

14' max x 13' 8" ( 4.27m max x 4.17m )

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

### Bedroom Two

12' 9" x 9' 7" ( 3.89m x 2.92m )

Double glazed window to front aspect. Over stairs storage cupboard. Radiator.

### Bedroom Three

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

Double glazed window to rear aspect. Storage cupboard. Radiator.

### Bedroom Four

10' 4" x 7' 2" ( 3.15m x 2.18m )



Double glazed window to rear aspect.  
Radiator.

## Bathroom

Double glazed frosted window to rear aspect.  
Suite comprising bath, wash hand basin and  
low level wc. Fully tiled. Radiator.

## Front Garden

Block paved driveway providing off road  
parking for multiple vehicles.

## 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.





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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