





Property Description

EXTENDED & IMMACULATE Connells offer this three bedroom semi-detached family home, located in a quiet cul-de-sac in the ever popular Barton Hills area of North Luton. Local amenities nearby include Sainsbury's supermarket, doctors, dentist, public house/restaurant and local transport links.

Entrance Porch

Door to front aspect.

Lounge

22' 3" x 9' 1" (6.78m x 2.77m)
Double glazed window to front aspect.
Radiator.

Kitchen/Diner

17' 4" x 8' 5" (5.28m x 2.57m)
Double glazed Bi folding doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a range cooker. Plumbing for a dishwasher. Space for a fridge and freezer. Under Floor Heating.

Utility Room

7' x 4' 3" (2.13m x 1.30m)
Wall and base units with work surfaces over. Plumbing for a washing machine. Space for a tumble dryer. Under Floor Heating. Part tiled.

Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle, low level wc and wash hand basin. Radiator. Under Floor Heating.

First Floor Landing

Stairs leading from lounge. Airing cupboard. Loft access.

Bedroom One

13' 2" x 9' 11" (4.01m x 3.02m)
Double glazed window to front aspect.
Radiator.

Bedroom Two

9' 10" x 9' 2" (3.00m x 2.79m)
Double glazed window to rear aspect. Airing cupboard housing boiler. Radiator.

Bedroom Three

8' 3" x 8' 3" (2.51m x 2.51m)
Double glazed window to front aspect.
Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, vanity wash hand basin and low level wc. Fully tiled. Radiator. Extractor fan.

Front Garden

Driveway providing off road parking for two vehicles.

Rear Garden

Laid to lawn with a patio area.

Garage

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





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

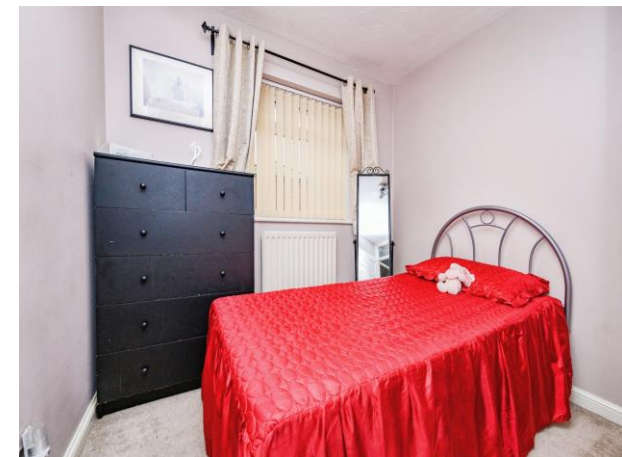
To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: C

view this property online connells.co.uk/Property/LUN103051



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUN103051 - 0005