



**Connells**

Glenfield Road  
Luton





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### Property Description

Briefly comprises hallway, kitchen and lounge/diner downstairs. Upstairs are two double bedrooms and a bathroom located off the landing.

Externally to the rear is a private garden. The front is laid to lawn with a path.

In front of the home is two allocated parking spaces.

The abode is located at the end of a cul-de-sac making peaceful living while still being in close proximity to local amenities including; Bramingham Business Park, Sainsburys supermarket and local doctors and dentists.

Leagrave Railway Station is just under 1.5 miles and Luton Mainline Station is around 2 miles.

Junction 11 of the M1 is around a 10 minute drive from the residence.

The A6 is a stone's throw away and provides access to Junction 12 of the M1, Bedford and local towns and villages.

The desired area offers a number of highly ranked schools including; Icknield High School & Icknield Primary School. As well as Icknield High School and William Austin Infant School & Junior School.

A short stroll away is also Barnfield Collage as a little further is Luton Sixth Form Collage.

This makes the perfect first time purchase or investment.

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### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Double glazed frosted door to front aspect. Double glazed window to front aspect. Stairs leading to first floor.

Under stairs storage cupboard.

## Kitchen

10' 9" x 5' 9" ( 3.28m x 1.75m )

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Space for a cooker. Part tiled walls. Tiled floor.

## Lounge

14' 4" x 11' 8" ( 4.37m x 3.56m )

Double glazed patio doors and window to rear aspect. Radiator.

## First Floor Landing

Loft access.

## Bedroom One

9' 1" x 8' 5" ( 2.77m x 2.57m )

Two double glazed windows to front aspect. Built in wardrobe housing boiler and hot water tank. Radiator.

## Bedroom Two

10' x 9' 4" ( 3.05m x 2.84m )

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

## Bathroom

Suite comprising bath with shower over, wash hand basin and low level wc. Extractor fan. Fully tiled.

## Front Garden

Lawn with path leading to front door.

## Rear Garden

Lawn with a paved patio area. Shed.

## Parking

Two allocated spaces.





To view this property please contact Connells on

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1A Riddy Lane  
LUTON LU3 2AD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LUN103111](https://connells.co.uk/Property/LUN103111)**

Tenure: Freehold



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Property Ref: LUN103111 - 0005