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## Property Description

This three bedroom extended link-detached home, located on a corner plot, has been lovingly looked after and updated by its current owners. It comes with multiple benefits including; Water softener fitted, hive system and solar panels. It is also being offered to the market CHAIN-FREE!

Briefly comprises hallway, cloakroom, lounge, kitchen/breakfast room and conservatory downstairs.

Upstairs are three bedrooms with en-suite to master and family bathroom located off the landing.

Externally the rear is laid mostly to lawn with shrubs and trees and holds a gate back to the front.

The front has a lawn area with shrubs and trees and a block paved driveway.

The part of the garage which isn't converted is currently being used for storage.

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.

Local schools include Bushmead Primary Icknield High and Cardinal Newman Catholic School.

Luton Sixth form collage and Barnfield Collage are also within close reach.

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## Entrance Hall

Frosted door to front aspect. Stairs leading to first floor. Radiator.

## Cloakroom

Double glazed frosted window to front aspect. Suite comprising low level wc and wash hand

basin. Part tiled. Radiator.

## Lounge

14' 2" x 12' 2" ( 4.32m x 3.71m )  
Double glazed window to front aspect.  
Radiator.

## Dining Room

10' x 7' 5" ( 3.05m x 2.26m )  
Double glazed window and door to rear aspect. Radiator. Door to storage area of garage.

## Kitchen/Breakfast Room

15' 5" x 10' 6" ( 4.70m x 3.20m )  
Double glazed window and patio doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Part tiled. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Integrated gas hob and electric oven with cooker hood over. Boiler. Hard water softener.

## Conservatory

13' 8" x 11' 4" ( 4.17m x 3.45m )  
Double glazed patio doors to rear aspect. Double glazed windows to rear and side aspects. Radiator.

## First Floor Landing

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

## Bedroom One

12' 2" x 10' ( 3.71m x 3.05m )  
Double glazed window to front aspect. Over stairs storage cupboard. Radiator.

## En-Suite

Double glazed frosted window to front

aspect. Suite comprising corner shower cubicle, wash hand basin and low level wc. Fully tiled. Extractor fan. Heated towel rail.

### Bedroom Two

9' 2" x 7' 7" ( 2.79m x 2.31m )

Double glazed window to rear aspect. Radiator.

### Bedroom Three

9' x 6' 2" ( 2.74m x 1.88m )

Double glazed window to rear aspect. Radiator.

### Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Fully tiled. Heated towel rail.

### Front Garden

Driveway. Lawn with shrubs and trees.

### Rear Garden

Laid to lawn with a decking area. Shrubs and trees. Shed. Gate to front aspect.

### Garage

Now used as storage. Up and over door. Power and light supply. Loft space. Solar panels.





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**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
 LUTON LU3 2AD

**EPC Rating: D**

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Tenure: Freehold



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