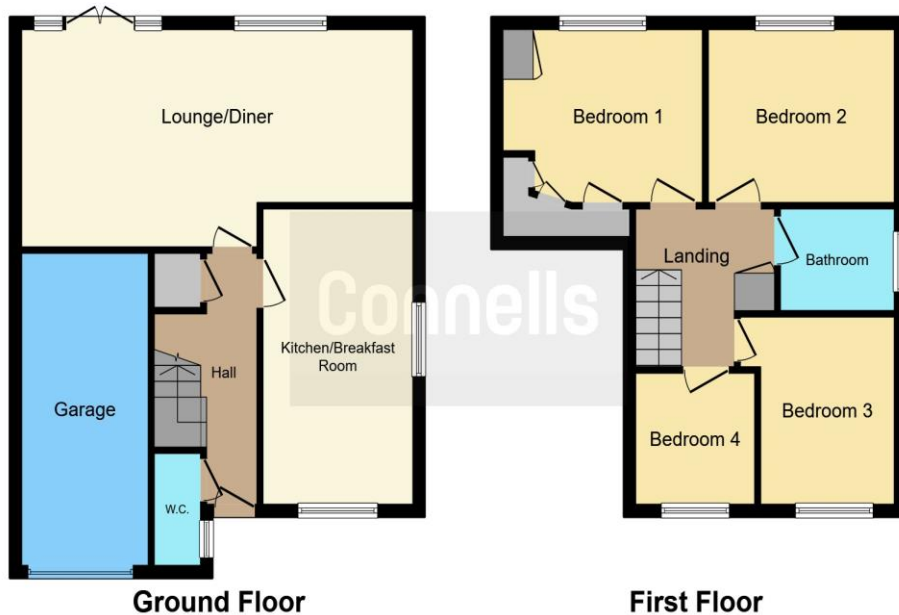




Connells

Arbour Close
Luton



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



Property Description

This four bedroom detached family residence is located in the ever popular area of Barton Hills in LU3. Benefits include; cloakroom, large kitchen/breakfast room, garage and potential to extend (STPP). The property is also being offered to the market CHAIN-FREE!

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

Upstairs are four bedrooms and bathroom located off the landing.

The rear is laid mostly to lawns and holds a gate back to the front.

The garage has power and lighting.

The front offers a driveway for three-four cars.

The area of Barton Hills offers an array of amenities including Sainsbury's supermarket, Barton Hills Medical Group and Bramingham Dental Clinic.

The A6 which leads towards Bedford is within close reach as well as several bus routes leading in all directions.

Leagrave railway station which is located under 1.5 miles from the accommodation.

Local schools include Bramingham Primary School, Lea Manor High School & Performing Arts College, and Woodlands Secondary School (rated Ofsted 'Outstanding')

Call now to book a viewing!

Entrance Hall

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

Cloakroom

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Tiled.

Kitchen/Breakfast Room

15' 4" x 8' 8" (4.67m x 2.64m)

Double glazed bay window to front aspect. Double glazed window to side 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. Space for a fridge/freezer. Integrated electric hob and electric oven with fan over. Tiled walls and flooring. Radiator.

Lounge/Diner

21' 9" x 12' (6.63m x 3.66m)

Double glazed patio doors and window to rear aspect. Two radiators.

First Floor Landing

Double glazed window to side aspect. Loft access. Storage cupboard.

Bedroom One

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed window to rear aspect. Radiator.

Bedroom Two

9' 9" x 9' 7" max (2.97m x 2.92m max)
Double glazed window to front aspect.
Radiator.

Bedroom Three

11' 1" x 9' 5" (3.38m x 2.87m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Four

8' 2" x 7' 2" (2.49m x 2.18m)
Double glazed window to front aspect.
Radiator.

Bathroom

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

Front Garden

Block paved driveway for up to 4 vehicles.

Rear Garden

Laid to lawn with a paved patio area. Shed.
Gate to front aspect.

Garage

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





To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: E

view this property online [connells.co.uk/Property/LUN102943](https://www.connells.co.uk/Property/LUN102943)

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: LUN102943 - 0005