



Connells

Austin Road
Luton



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Property Description

This ideal chain free family home is situated in the sought after Icknield catchment area in Luton, Situated close to schools, shops and transport links this extended semi-detached house benefits from ample accommodation internally benefiting from a lounge, dining room, conservatory, kitchen/breakfast room, study/bedroom 4 with a shower room and upstairs there are 3 further bedrooms and a family bathroom. Externally there is ample off road parking and a rear garden.

Entrance Hall

Double glazed door to front aspect. Under stairs storage cupboard. Radiator.

Wet Room

Suite comprising shower, wash hand basin and low level wc.

Study

8' 4" x 5' 8" (2.54m x 1.73m)
Double glazed window to front aspect. Radiator.

Lounge

13' 2" into bay x 11' 11" max (4.01m into bay x 3.63m max)
Double glazed bay window to front aspect. Fire place. Doors leading to dining room.

Dining Room

12' x 10' 4" (3.66m x 3.15m)
Double glazed patio doors to conservatory. Open fire place. Radiator.

Conservatory

16' 2" x 9' 3" (4.93m x 2.82m)
Two double glazed French doors to rear aspect. Double glazed windows to side and rear aspects.

Kitchen

12' 8" x 12' (3.86m x 3.66m)
Double glazed window 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. Gas hob with electric oven and cooker hood over. Under floor heating.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

13' 11" into bay x 9' 2" to wardrobe (4.24m into bay x 2.79m to wardrobe)
Double glazed bay window to front aspect. Open fire place. Fitted wardrobe. Radiator.

Bedroom Two

12' x 6' 9" to wardrobe (3.66m x 2.06m to wardrobe)
Double glazed window to rear aspect. Fitted wardrobe. Radiator.

Bedroom Three

9' x 7' 9" (2.74m x 2.36m)
Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and shower over, wash hand basin and low level wc. Heated towel rail.

Front Garden

Off road parking for two vehicles.

Rear Garden

Laid to lawn. Power socket. Outside tap. Shed.





To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/LUN103231

Tenure: Freehold



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