



Connells

Muswell Close
Luton



Property Description

A rarely available two bedroom semi detached home with an abundance of potential located at the end of a cul-de-sac and being offered to the market chain-free! Benefits include; larger than average rear garden, conservatory, cloakroom and driveway.

Briefly comprises porch, hallway, lounge/diner, conservatory, cloakroom and kitchen downstairs.

Upstairs are two double bedrooms and bathroom located off the landing.

The rear is laid mostly to lawn and allows access back to the front.

The front has a block paved driveway.

Leagrave Railway Station is just over a mile from the residence as well as Luton mainline Railway station being around 2 miles. The Thameslink line running from both stations can have you in St Pancras in as little as 24 minutes.

Local shops include; Co-op, Riddy Lane Stores and Morrisons. A little further you will find Sainsburys supermarket.

Local schools include Icknield Primary and High as well as William Austin infant and junior.

Barnfield College is in close proximity is as Luton Sixth Form College.

Call now to view!



Entrance Hall

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

Lounge

20' 6" x 11' 5" (6.25m x 3.48m)
Double glazed bay window to front aspect. Double glazed sliding door to rear aspect. feature fire place. Radiator.

Conservatory

10' 8" max x 9' 8" (3.25m max x 2.95m)
Double glazed patio doors to rear aspect. Double glazed windows to side and rear aspects. Double glazed frosted window to side aspect.

Cloakroom

Double glazed window to side aspect. Low level wc. Part tiled.

Kitchen

12' 1" x 6' 8" (3.68m x 2.03m)
Double glazed window to rear aspect. Double glazed frosted door 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. Space for a fridge/freezer. Plumbing for a washing machine. Integrated cooker with gas hob and fan over. Part tiled. Storage heater.

First Floor Landing

Double glazed frosted window to side aspect. Loft access with ladder and insulation.

Bedroom One

14' 9" x 7' 8" (4.50m x 2.34m)
Two double glazed windows to front aspect. Storage cupboard. Built in wardrobes. Over stairs storage cupboard housing combi boiler. Radiator.

Bedroom Two

12' 1" max x 10' (3.68m max x 3.05m)
Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed frosted windows to rear and side aspects. Suite comprising walk in shower, wash hand basin and low level wc. Tiled. Radiator.

Rear Garden

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

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'





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

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EPC Rating: C

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Tenure: Freehold



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