

for sale

£450,000



Wiveton Close Luton LU2 7DA

A well presented four bedroom detached property situated in the popular Warden Hills area of Luton, This ideal family home benefits from a lounge, separate dining room, cloakroom, kitchen and a family bathroom, whilst externally there is a double garage, off road parking and a rear garden.



Wiveton Close Luton LU2 7DA

Entrance Hall

Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Lounge

17' 6" x 11' 3" (5.33m x 3.43m)

Double glazed bay window to front aspect. Double glazed window to side aspect. Electric fire place. Two radiators.

Cloakroom

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

Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

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. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Integrated electric hob and oven. Part tiled. Combi boiler.

Dining Room

10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed sliding door to rear aspect. Radiator.

First Floor Landing

Double glazed frosted window to side aspect.



Bedroom One

11' 5" x 10' 7" (3.48m x 3.23m)

Double glazed window to front aspect. Radiator.

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

11' 7" x 6' 5" (3.53m x 1.96m)

Double glazed window to side aspect. Radiator.

Bedroom Four

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to side aspect. Radiator.

Shower Room

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

Double Garage

Two up and over doors. power and light supply.

Rear Garden

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



To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

Property Ref: LUN103323 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

view this property online [connells.co.uk/Property/LUN103323](https://www.connells.co.uk/Property/LUN103323)



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