

for sale

**£425,000** Freehold



## Fallowfield Luton LU3 1UL

This heavily extended family home holds the potential of 5 bedrooms! Located in the popular Icknield catchment of LU3 this truly does have to be viewed to be appreciated. Benefits include; Bathroom & shower room, double bedrooms, office/4th bedroom, large rear garden with outbuilding and driveway.



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Entrance Porch

Double glazed window and door to front aspect.

## Entrance Hall

Double glazed frosted door to rear aspect. Stairs leading to first floor. Radiator.

## Lounge/Diner 25' 4" x 12' 5" max ( 7.72m x 3.78m max )

Double glazed window to front aspect. Double glazed patio door to rear aspect. Wood burner. Radiator.

## Kitchen 15' 4" x 12' ( 4.67m x 3.66m )

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating two stainless steel sink and drainer units. Space for a fridge/freezer. Plumbing for a washing machine. Integrated dishwasher. Electric cooker with gas hob and fan over.

## Playroom/Office 12' 9" x 6' 3" ( 3.89m x 1.91m )

Double glazed window to front aspect. Radiator.

## First Floor Landing

Loft access with pull down ladder. Combi boiler.

## Bedroom One 15' 5" x 9' 1" ( 4.70m x 2.77m )

Two double glazed windows to rear aspect. Radiator.

## Bedroom Two 12' 7" x 9' 4" ( 3.84m x 2.84m )

Double glazed window to front aspect. Built in wardrobes. Radiator.

## Bedroom Three 11' x 7' 4" ( 3.35m x 2.24m )

Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed frosted window to front aspect. Suite comprising bath, wash hand basin and low level wc. Heated towel rail. Fully tiled. Extractor fan.

## Shower Room

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

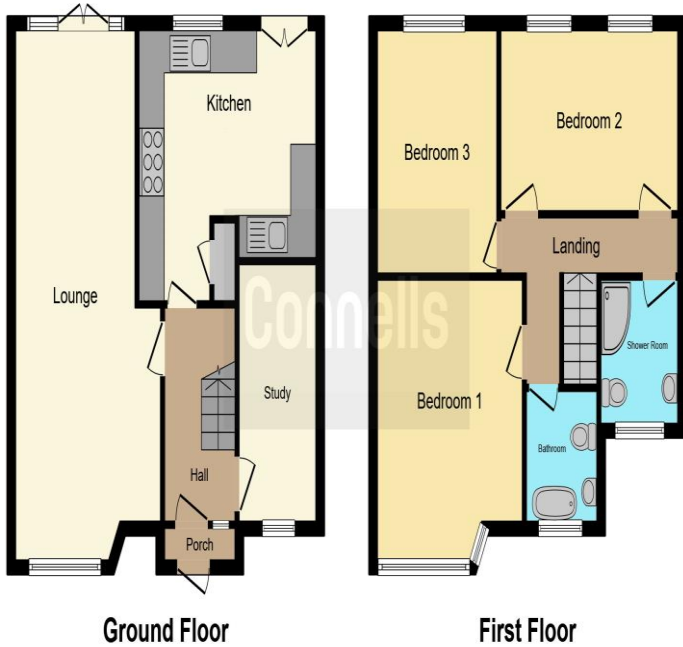
## Front Garden

Block paved drive for two vehicles. Lawn area with shrubs and trees.

## Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Shed. Summerhouse with power and light.





To view this property please contact Connells on

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

1A Riddy Lane  
 LUTON LU3 2AD

Property Ref: LUN103372 - 0027

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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](http://www.focalagent.com)

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)