



Connells

Shanklin Close
Luton

Shanklin Close Luton LU3 3UH

for sale
£400,000



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 detached home makes the idea purchase for a growing family. Located in Bramingham, LU3 in a cul-de-sac with benefits including: Three good size bedrooms, cloakroom, and garage. It is also being offered to the market **CHAIN-FREE!**

Briefly comprises hallway, cloakroom, lounge, and kitchen/diner downstairs. Upstairs are three generously sized bedrooms and family bathroom located off the landing. The rear is laid mostly to lawn. The front is mostly lawn with drive to the side leading to the garage.

Shanklin Close is nestled away off the beaten track while still being in close proximity of everyday amenities. Limbury Mead shops and Marsh Farm shopping centre are both within walking distance.

Leagrave railway station is around 1 mile from the residence and there are an array of bus's in the area.

Local schools include Woodlands Secondary School, The Meads Primary School and Lea Manor High School Performing Arts College.

Call now to arrange a viewing!

Entrance Hall

Double glazed frosted door and window to front aspect. Double glazed frosted window. Stairs leading to first floor. Radiator.

Cloakroom

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

Lounge

21' x 11' (6.40m x 3.35m)
Double glazed bay window to front aspect. Double glazed patio doors to rear aspect. Radiator.

Kitchen/Diner

15' x 12' (4.57m x 3.66m)
Double glazed window to rear aspect. Double glazed frosted door to rear 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. Integrated gas hob with electric oven and fan over. Plumbing for a washing machine. Integrated fridge/freezer. Integrated dishwasher. Under stairs storage cupboard. Radiator.

First Floor Landing

Double glazed window to front aspect. Loft access. Radiator.

Bedroom One

11' 1" x 11' (3.38m x 3.35m)
Double glazed window to rear aspect. Radiator.

Bedroom Two

11' x 9' (3.35m x 2.74m)
Double glazed window to front aspect. Radiator.

Bedroom Three

10' 1" x 7' (3.07m x 2.13m)
Double glazed window to rear aspect. Built in wardrobes. Combi boiler.

Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower attachment, shower cubicle, wash hand basin and low level wc,

Heated towel rail. Fully tiled.

Front Garden

Block paved. Steps leading to lawn area.

Rear Garden

Laid to lawn with a patio area. Door to garage. Gate to side aspect.

Garage

Up and over door. Power and light supply. Double glazed frosted window to side aspect. Off road parking for two vehicles in front of garage.





To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LUN103387



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: LUN103387 - 0005