



Connells

The Belfry
Luton



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Property Description

This fully detached extended three bedroom family home backs onto Warden Hills accommodating peaceful tranquil living with stunning views. Benefits include: cloakroom, en-suite, utility, two reception rooms and kitchen diner. This isn't one to miss!

Briefly comprises hallway, cloakroom, lounge, kitchen/diner, utility, and snug downstairs. Upstairs are three bedrooms with en-suite to master and family bathroom located off the landing.

The rear is laid mostly to lawn.

The front offers a driveway and lawn area.

The garage has been partly converted, accommodating storage with power and lighting.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer.

Some local shops include a Co-op, community shop and pharmacy.

There is also a restaurant, public house and church.

Local schools include Bushmead Primary, Icknield High and Cardinal Newman Catholic School.

Luton Sixth Form College and Barnfield College are also within close reach.

Luton mainline railway station and Leagrave station are both within 2.5 miles from the house.

Call now to view!

Entrance Hall

Double glazed frosted door to front aspect. Stairs leading to first floor. Laminate flooring.

Cloakroom

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

Lounge

13' x 11' 7" (3.96m x 3.53m)
Double glazed bay window to front aspect. Radiator.

Kitchen/Diner

18' 2" x 11' 6" (5.54m x 3.51m)
Double glazed patio doors and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Under stairs storage cupboard. Integrated double oven, electric cooker and fan over. Plumbing for a dishwasher,

Utility Room

6' 4" x 5' 6" (1.93m x 1.68m)
Double glazed frosted door to side aspect. Stainless steel sink and drainer unit. Laminate flooring. Space for a washing machine and tumble dryer. Combi boiler. Part tiled.

Snug

11' 2" x 8' 8" (3.40m x 2.64m)
Glazed frosted door to rear aspect. Radiator.

First Floor Landing

Double glazed window to side aspect. Storage cupboard. Access to loft. Radiator.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)
Double glazed window to front aspect. Built in wardrobes. Laminate flooring. Radiator.

En Suite

Double glazed frosted window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled. Radiator.

Bedroom Two

9' 7" x 8' 8" (2.92m x 2.64m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 6" x 8' (2.59m x 2.44m)
Double glazed window to rear aspect. Radiator.

Bathroom

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

Front Garden

Off road parking for two vehicles. Grass and shrub areas.

Rear Garden

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

Storage Garage

Up and over door. Power and light supply.





To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: Council Tax
Awaited Band: E

Tenure: Freehold

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