



Connells

Muirfield  
Luton



### Property Description

This stunning two bedroom freehold house has been loved and updated to a high standard throughout by its current owners. This makes the perfect first time purchase with parking, private rear garden and turnkey ready. Located in the popular Bushmead area of LU2 in a cul-de-sac this isn't one to miss!

Briefly comprises lounge and kitchen/diner downstairs. Upstairs are two bedrooms and bathroom located off the landing.

Externally the rear is laid mostly to lawn, the front is block paved.

There is also an allocated parking space.

The area of Bushmead in LU2 is known for its family orientated suburb living, located a stone's throw from Warden Hills, the area offers picturesque views and walks.

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

There is also a tapas 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 is under 2 miles from the residence and Leagrave Station just over 2 miles.

Call now to book your private viewing!

### Lounge

16' x 12' 1" ( 4.88m x 3.68m )

Double glazed frosted door and window to front aspect. Laminate flooring. Stairs leading to first floor. Two radiators.

### Kitchen/Diner

12' x 8' ( 3.66m x 2.44m )

Double glazed frosted door and window to rear. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated gas hob, oven and fan over. Space for a fridge/freezer. Plumbing for a washing machine. Boiler. Part tiled. Tiled flooring.

### First Floor Landing

Airing cupboard housing hot water tank. Loft access with insulation and part boarded.

### Bedroom One

12' x 9' ( 3.66m x 2.74m )

Double glazed window to front aspect. Over stairs storage cupboard. Radiator.

### Bedroom Two

11' x 6' ( 3.35m x 1.83m )

Double glazed window to rear aspect. Radiator.

### Bathroom

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

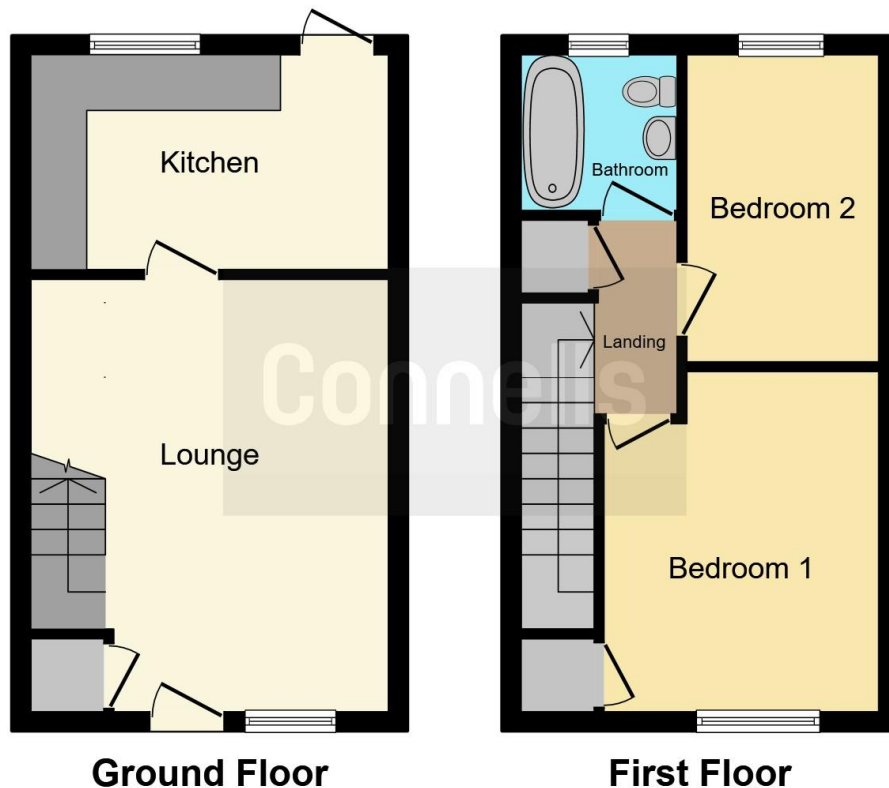
### Front Garden

Block paved frontage.

### Rear Garden

Laid to lawn with a paved patio area. Shed. Gate to rear.





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)

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

EPC Rating: D    Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/LUN103537](http://connells.co.uk/Property/LUN103537)**



Tenure: Freehold



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