



Connells

Muswell Close
Luton



Property Description

This two bedroom semi detached freehold house makes the ideal first time purchase. Located off the beaten track while still in close proximity of every day shops and amenities. Benefits include; Driveway for two-three cars, two double bedrooms and potential to extend (stpp). It is also being offered to the market chain-free!

Briefly comprises hallway, lounge and kitchen downstairs.

Upstairs are two double bedrooms and shower room located off the landing.

The rear garden holds a gate to the front, two brick built storage cupboards, two sheds and paved area with awning.

The front is laid with shingle for two-three cars, with pathway leading to front door.

Leagrave Railway Station is just over a mile from the residence as well as Luton mainline Railway station around 2 miles. The Thameslink line running from both stations can have you in St Pancras in as little as 22 minutes.

Local shops include; Co-op, Riddy Lane Stores and Morrisons. A little further you will find Marks & Spencer's and Sainsbury's supermarket.

Local schools include Icknield Primary and High as well as William Austin infant and junior.

Barnfield College is in close proximity is as Luton Sixth Form College.

Call now to view!

Entrance Hall

Double glazed frosted door and window to front aspect. Laminate flooring. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Lounge

20' x 11' (6.10m x 3.35m)
Double glazed window to front aspect. Double glazed French doors to rear aspect. Laminate flooring. Radiator.

Kitchen

11' x 8' (3.35m x 2.44m)
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. Space for a fridge/freezer. Plumbing for a washing machine. Integrated gas hob with electric oven and fan over. Boiler. Radiator. Part tiled. Pantry with cold slab.

First Floor Landing

Double glazed frosted window to side aspect. Loft with pull down ladder, insulated and boarded.

Bedroom One

14' 1" x 9' (4.29m x 2.74m)
Double glazed window to front aspect. Airing cupboard housing hot water tap. Over stairs storage cupboard. Radiator.

Bedroom Two

10' x 9' 1" (3.05m x 2.77m)
Double glazed window to rear aspect. Laminate flooring. Radiator.

Shower Room

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

Front Garden

Shingle drive for two to three vehicles. Path to front.

Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Shingle area. Gate to front aspect. Two brick built storage cupboards with power. Two sheds with power and light. Glass awning with electric remote.





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

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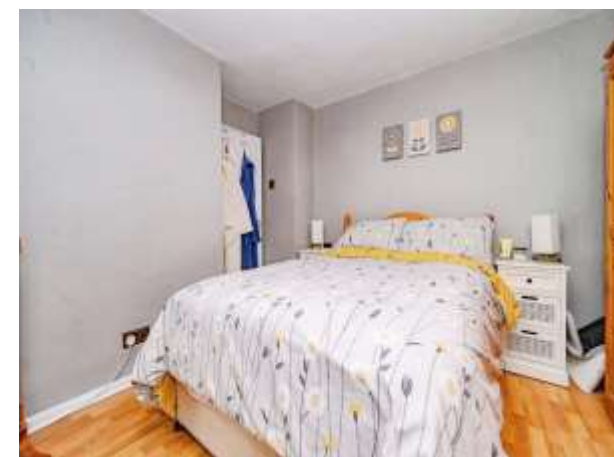
T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: Council Tax
 Awaited Band: B

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Tenure: Freehold



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Property Ref: LUN103607 - 0006