



Connells

Pegsdon Close
Luton



Property Description

This heavily extended three/four bedroom semi-detached family home offers spacious living for a large family. Located in the popular Icknield area of LU3 with benefits including: Four reception rooms, upstairs and downstairs shower rooms and garage. It is also being offered to the market chain-free!

Briefly comprises porch, hallway, lounge, kitchen, conservatory, utility, study/fourth bedroom and shower room downstairs. Upstairs are three good size bedrooms and shower room located off the landing. Externally is laid mostly to lawn with shrubs and trees to the front and rear. There is a gate to the side.

There is a garage in a block located behind the property.

The home is tucked away in a close off the beaten track, making it desirable for family's wanting a quiet lifestyle.

Local schools include; Icknield Primary School, The Meads Primary School and Icknield High School.

Leagrave railway station is around 1 mile from the residence and Luton mainline station around 2 miles.

Call now to view!

Entrance Porch

Double glazed door and windows to front aspect. Double glazed windows to side aspects.

Entrance Hall

Stairs leading to first floor. Under stairs storage cupboard.

Lounge

14' x 13' (4.27m x 3.96m)
Double glazed bay window to front aspect. Gas fire place. Radiator.

Kitchen

10' x 10' (3.05m x 3.05m)
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated double oven with electric hob and fan over. Space for a fridge/freezer. Plumbing for a washing machine.

Dining Room

10' 1" x 9' (3.07m x 2.74m)
Double glazed patio doors to rear aspect. Radiator.

Conservatory

9' 1" x 9' 1" (2.77m x 2.77m)
Double glazed patio doors to rear aspect. Double glazed windows to rear and both sides.

Utility Room

10' x 9' 1" (3.05m x 2.77m)
Double glazed window to rear aspect. Double glazed frosted door to rear

aspect. Roll edge work surfaces over. Plumbing for a washing machine and dishwasher. Part tiled. Tiled floor. Radiator.

Shower Room

Double glazed frosted window to side and rear aspects. Suite comprising shower cubicle, wash hand basin and low level wc. Extractor fan. Tiled.

Office/Bedroom Four

13' x 12' (3.96m x 3.66m)
Double glazed window to front aspect. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access with insulation and boarded. Airing cupboard housing hot water tank.

Shower Room

Double glazed frosted windows to rear and side aspects. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled. Tiled flooring. heated towel rail.

Bedroom One

14' max x 10' (4.27m max x 3.05m)
Double glazed window to rear aspect. Radiator.

Bedroom Two

13' 1" x 10' (3.99m x 3.05m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

8' 1" max x 8' (2.46m max x 2.44m)
Double glazed window to front aspect. Built in wardrobes. Radiator.

Front Garden

Block paved path. Shrubs and trees.

Rear Garden

Paved. Lawn area. Shrubs and trees. Green house. Shed with power and light. Gate to front aspect.

Garage

Situated on a block. Up and over door.

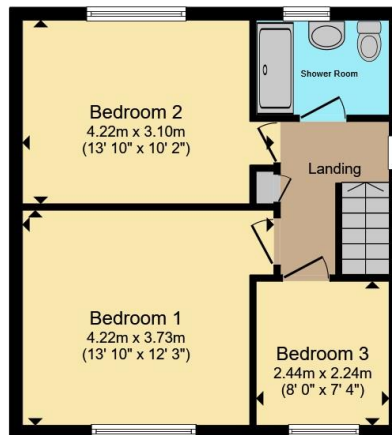
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Ground Floor



First Floor

Total floor area 124.3 m² (1,338 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/LUN103705

Tenure: Freehold



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.

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