







### Property Description

This immaculate one bedroom freehold house makes the ideal first time purchase. Located in the popular Barton Hills area in LU3 with allocated parking and gardens. It has been fully refurbished by its current owner, allowing a smooth transition. This isn't one to miss!

Briefly comprises lounge and kitchen downstairs.

Upstairs is the bedroom and shower room located off the landing.

Externally is communal gardens and allocated parking.

A short walk from the home is a parade of shops for everyday needs and a beautiful park.

A little further is Sainsbury's supermarket with an Argos.

Barton Hills medical group and Bramingham Dental Clinic are also within walking distance and Leagrave railway station is just over a mile away.

There is a gym a short drive from the residence as well as Bramingham business park housing a Costa and Aldi.

Local schools include, Bramingham Primary School, The Meads Primary School and Woodlands Secondary school which rates as ofsted 'outstanding'.

Call now to view!



## Lounge

12' x 9' 1" ( 3.66m x 2.77m )  
Double glazed bay window and frosted window to front aspect. Stairs leading to first floor. Laminate flooring. Radiator.

## Kitchen

9' x 5' ( 2.74m x 1.52m )  
Double glazed window to front 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. Induction hob. Integrated oven with fan over. Under stairs storage cupboard. Laminate flooring.

## First Floor Landing

Combi boiler in loft. Laminate flooring  
Radiator.

## Bedroom One

12' 1" x 9' ( 3.68m x 2.74m )  
Double glazed window to front and side aspects. Over stairs storage cupboard. Laminate flooring. Radiator.

## Bathroom

Double glazed frosted window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Part tiled walls. Tiled flooring.

## Allocated Parking

Space 69.

## Gardens

Communal.





To view this property please contact Connells on

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1A Riddy Lane  
 LUTON LU3 2AD

EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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