



Connells

Aydon Road  
Luton





### Property Description

This three bedroom semi-detached family home is located in the ever popular Icknield catchment, off the beaten track in a quiet development. Benefits include; Porch, cloakroom, conservatory and utility/storage rooms. This makes the ideal home for a growing family with good size bedrooms and off street parking!

Briefly comprises of; Porch, hallway, cloakroom, lounge, conservatory and utility with storage room off downstairs.

Upstairs are three bedrooms and family bathroom located off the landing.

The front is block paved and holds a driveway for 1-2 cars.

The rear is laid with artificial grass and accommodates a shed.

Local shops include; Co-op, Morrisons, Marks & Spencer and Tesco express.

Local schools include Icknield primary and high schools as well as Warden Hill Primary and Cardinal Newman.

Leagrave train station and Luton mainline station are both situated around 1.5 miles from the property, the A6 is also within easy reach.

Call now to avoid disappointment!

### Entrance Porch

Double glazed frosted door and window to front aspect. Double glazed frosted window to side aspects.

### Entrance Hall

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

### Cloakroom

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Fully tiled. Extractor fan.

### Lounge

Double glazed window to front aspect. Double glazed frosted door to rear aspect. Laminate flooring. Radiator.

### Conservatory

Double glazed frosted window and doors to rear aspect. Double glazed frosted windows and doors to side aspects. Laminate flooring. Radiator.

### Lean To

Double glazed frosted window to front aspect. Two storage cupboards. Plumbing for a washing machine and tumble dryer.

### Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated oven with 5 gas hob and fan over. Microwave. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Storage cupboard.

### First Floor Landing

Double glazed frosted window to front aspect. Part boarded loft with insulation. Combi boiler.

### Bedroom One

Double glazed window to rear aspect.



Laminate flooring. Radiator.

## Bedroom Two

Double glazed window to rear aspect.  
Laminate flooring. Storage cupboard.  
Radiator.

## Bedroom Three

Double glazed window to front aspect.  
Laminate flooring. Radiator.

## Bathroom

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

## Rear Garden

Artificial garden. Shed.

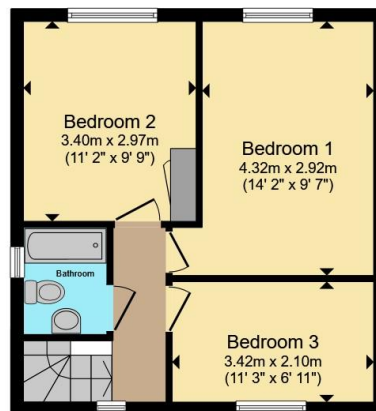
## Driveway

Block paved for two cars.





**Ground Floor**



**First Floor**

Total floor area 121.7 m<sup>2</sup> (1,310 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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1A Riddy Lane  
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EPC Rating: D Council Tax  
Band: B

**view this property online [connells.co.uk/Property/LUN103775](http://connells.co.uk/Property/LUN103775)**

Tenure: Freehold



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