



Connells

Marlborough Road
Luton



Property Description

A RARELY Available 6 Bedroom Semi - Detached Family Home Situated on the Popular and Desirable Area Just Off The New Bedford Road. This Family Home Has Ample Space For A Growing Family With Lots Of Further Potential To Extend.

The Property Internally Benefits from an IMPRESSIVE Entrance Hall, Two Reception Rooms, Kitchen / Diner, To The First Floor You Have Four Bedrooms With A Family Bathroom And To The Third Floor You Have Two Double Bedrooms With Another Family Bathroom. Externally There Is Driveway To The Front With Extended Garage, Outside Utility Room/Wheelchair friendly Wet Room, Summerhouse and a Good Size Rear Garden.

Entrance Hall

Door to front. Double glazed windows to front. Under stairs storage. Radiator. Stairs rising to first floor.

Lounge

14' x 17' 9" (4.27m x 5.41m)

Double glazed bay window to front. Electric fireplace. Radiator. TV & Telephone point.

Dining Room

18' 9" x 12' (5.71m x 3.66m)

Single glazed bay window to rear. Single glazed door to rear. Radiator.

Kitchen / Diner

21' 2" x 13' 9" (6.45m x 4.19m)

Fitted with wall and base units. Sink drainer. Work surfaces. Range cooker. Cooker hood. Boiler. Fridge freezer. Double glazed windows to side and rear. Double glazed door to side.

Utility Room (outside)

Fitted with Tumble dryer. Washing machine. Dishwasher. Access to wet room

Wet Room (outside)

Fitted with low level wc. Wash hand basin. Shower attachment. Fully tiled. Wheelchair friendly

First Floor Landing

Storage cupboard. Radiator. Stairs up to loft.

Bedroom One

17' 3" x 14' 3" (5.26m x 4.34m)

Double glazed bay window to front. Built in wardrobes. Radiator. Wash hand basin. Shower cubicle.

Bedroom Two

17' 6" x 12' (5.33m x 3.66m)

Single glazed stain glass window to rear. Built in wardrobes. Radiator.

Bedroom Three

11' 3" x 9' 6" (3.43m x 2.90m)

Double glazed window to rear. Radiator.

Study (Bedroom Four)

11' 3" x 9' 6" (3.43m x 2.90m)

Double glazed window to front. Built in wardrobe. Radiator.

W.C

Fitted with low level wc. Double glazed window to side.

Bathroom

Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan. Fully tiled. Double glazed window to side.

Second Floor Landing

Bedroom Five

9' 8" x 8' 9" (2.95m x 2.67m)

Double glazed window to rear. Radiator. Storage cupboard.

Bedroom Six

21' 7" x 7' 9" (6.58m x 2.36m)

Double glazed velux windows to front. Storage cupboard. Radiator.

Bathroom

Fitted with low level wc. Vanity unit. Corner bath with mixer taps. Shower cubicle. Heated towel rail. Extractor fan. Fully tiled. Double glazed window to side and rear.

Outside

Front Garden

Driveway. Off road parking.

Rear Garden

Laid to lawn. Paced patio area. Side access to street. Access to summer house.

Garage

23' 1" x 10' 5" (7.04m x 3.17m)

Access by up and over door electric door. Power and light.

Summer House









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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EPC Rating: C

Tenure: Freehold

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