



**Connells**

Mansfield Road  
Luton



### Property Description

Located in Mansfield Road just off Dunstable road which leads into Bury Park and is very popular with families with an array of shops and other amenities available locally plus bus routes to Luton town centre and surrounding villages are nearby. Schools locally have good reputations and are within a quarter of a mile. Access to the M1 motorway is a five minute drive away plus Leagrave station which has direct access into central London is one mile away. In brief this family home comprises of an entrance hall, three reception rooms, kitchen, To the first floor there are three good sized bedrooms and family bathroom. Externally there is a low maintenance rear garden and parking is on street at the front.

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### Entrance Hall

Double glazed door to front. Stairs to first floor. Radiator.

### Lounge

15' 9" x 14' 4" ( 4.80m x 4.37m )  
Double glazed bay window to front. Radiator. TV and Telephone point.

### Reception Room

22' 3" x 9' 5" ( 6.78m x 2.87m )  
Double glazed window to side and rear. Radiator.

### Dining Room

11' 8" x 9' 8" ( 3.56m x 2.95m )  
Double glazed sliding door to rear. Radiator. Door to Shower room.

### Shower Room

Fitted with shower cubicle.

### Kitchen

13' 1" x 8' 5" ( 3.99m x 2.57m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window to rear. Double glazed door to rear garden.

### Landing

Storage cupboard

### Bedroom One

18' 3" x 15' 9" ( 5.56m x 4.80m )  
Double glazed bay windows to front. Radiator.

### Bedroom Two

12' 4" x 11' 8" ( 3.76m x 3.56m )  
Double glazed window to rear. Radiator.

### Bedroom Three

9' 8" x 13' 1" ( 2.95m x 3.99m )  
Double glazed window to rear. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Extractor fan. Part tiled. Double glazed window to rear.

### Outside

### Front Garden

Courtyard

### Rear Garden

Laid to lawn. Patio area.





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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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