

for sale

£300,000 Freehold



Laxton Close LUTON LU2 8SJ

Connells Stopsley Bring To The Market An Immaculately Presented Two Bedroom Semi Detached Property In The Sought After Location Of 'Wigmore'. 'Laxton Close' Comprises Of: A Spacious Kitchen/Diner, Cloakroom And Lounge, Two Bedrooms And Family Bathroom. Off Street Parking As Well As A Garage.

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Property Details

Ground Floor

Entrance Hall

Double glazed window to side, radiator.

Cloakroom

Comprise of: WC, wash hand basin, extractor fan, part tiled walls.

Lounge 12' 6" x 9' 5" (3.81m x 2.87m)

TV point, radiator, double glazed patio doors to rear.

Kitchen/diner 12' 5" x 10' 4" (3.78m x 3.15m)

Fitted kitchen comprises of: a range of wall/base units, one and half stainless steel sink/drain unit, work surfaces, gas hob, electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher, radiator, double glazed window to front.

First Floor

Landing

Loft access, double glazed window to side.

Bedroom 1 10' 8" + wardrobes x 9' 5" (3.25m + wardrobes x 2.87m)

Fitted wardrobes, radiator, double glazed windows to side and rear.

Bedroom 2 10' 5" x 6' 6" (3.17m x 1.98m)

Radiator, double glazed window to rear.

Bathroom

Comprises of panelled bath with mixer taps, WC, wash hand basin, radiator, fully tiled walls, double glazed window to rear.

Outside

Front Garden/parking

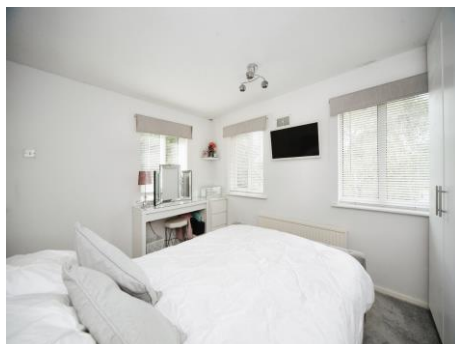
Driveway parking to front.

Rear Garden

Laid to lawn, decking area, shed.

Garage

Up and over door front and back, power and light.





Ground Floor



First Floor

Connells

To view this property please contact Connells on

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LUTON LU2 7XH

Tenure: Freehold

EPC Rating: D

Property Ref: STP306934 - 0002

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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