



**Connells**

Barnston Close  
Luton





### Property Description

Connells Stopsley bring to the market an immaculately presented two bedroom property in the sought after Wigmore area of Stopsley. Barnston Close briefly comprises, an entrance porch, kitchen area, lounge/diner and conservatory extension. The upper floor containing two bedrooms and family bathroom. Externally the property benefits from off street parking for two cars with a beautifully maintained rear garden.

Barnston Close is in the Wigmore area which is sought after due to its excellent access to all amenities including local shops, schools, doctor surgeries, places to eat and more. Travel hubs are close by and include Parkway train station, Junction 10 of the M1 motorway and London Luton Airport.

### Lounge

12' 10" x 12' 6" ( 3.91m x 3.81m )  
Double glazed window to side. Double glazed patio doors to rear. Radiator. TV point.

### Kitchen

10' x 8' 5" ( 3.05m x 2.57m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Integrated appliances. Electric oven and hob. Combi boiler. Radiator. Double glazed window to front and side.

### Conservatory

9' 6" x 12' 6" ( 2.90m x 3.81m )  
Brick base. Double glazed windows to side and rear. Double glazed door to rear. Radiator.

### Landing

Loft access. Loft ladder.

### Bedroom One

9' 9" x 12' 6" ( 2.97m x 3.81m )  
Double glazed window to rear and side. Radiator.

### Bedroom Two

10' 1" x 6' 1" ( 3.07m x 1.85m )  
Double glazed window to front. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Electric shower. Double glazed window to front. Radiator. Fully tiled.

### Outside

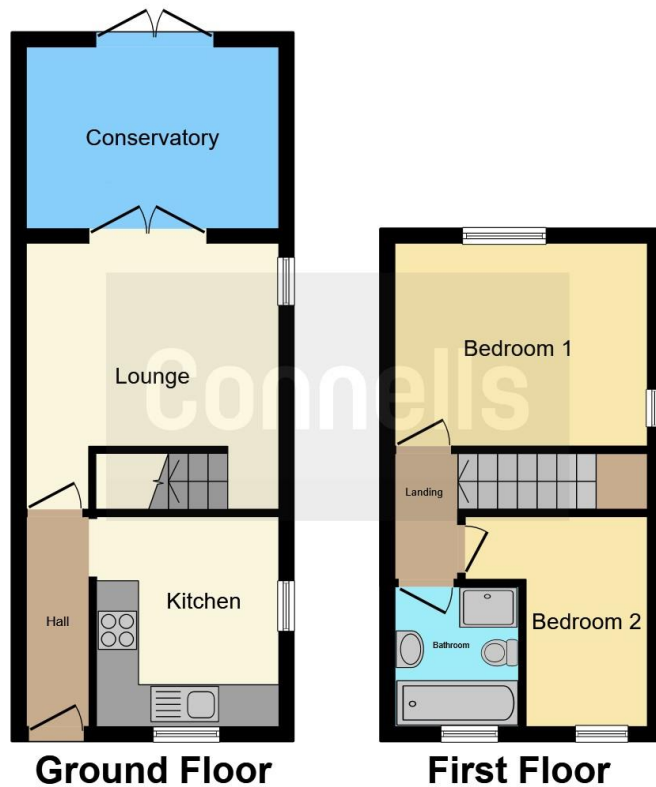
#### Front Garden

Block paved driveway. Off street parking.

#### Rear Garden

Paved patio area. Laid to lawn. Shed. Decking. Pergola.





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)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/STP307342](http://connells.co.uk/Property/STP307342)**

Tenure: Freehold



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