



**Connells**

Wigmore Lane  
Luton



### Property Description

Connells Stopsley present a three bedroom mid terraced property located in the sought after Putteridge area of Stopsley. Wigmore Lane briefly comprises an entrance porch, entrance hall, kitchen area, open plan lounge/diner and conservatory. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front with a low maintenance rear garden.

Locally 'Wigmore Lane' is in the sought after location of 'Putteridge'. Benefiting from being close to all local amenities, being within the Putteridge School catchment area and fantastic local transport links all over Luton. For commuting the property is a short drive from the A505 for transport into Hitchin/Hertfordshire.

### Entrance Porch

Double glazed door and window to front.

### Entrance Hall

Double glazed door to front. Radiator.

### Lounge

9' 11" x 17' 10" ( 3.02m x 5.44m )

Double glazed patio door to rear. Double glazed window to rear. TV & Telephone point.

### Kitchen

9' 3" x 10' 10" ( 2.82m x 3.30m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Gas oven and hob. Plumbing and space for appliances. Double glazed window to front.

### Conservatory

10' 9" x 12' 6" ( 3.28m x 3.81m )

Brick base. UPVC Windows. TV point. Double glazed door to side.

### Landing

Loft access.

### Bedroom One

10' 3" x 11' 1" ( 3.12m x 3.38m )

Double glazed window to front. Radiator.

### Bedroom Two

10' 9" x 12' 5" ( 3.28m x 3.78m )

Double glazed window to rear. Radiator. Built in cupboard.

### Bedroom Three

6' 11" x 10' 2" ( 2.11m x 3.10m )

Double glazed window to rear. Radiator.

### Bathroom

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

### Outside

### Front Garden

Block paved driveway.

### Rear Garden

Paved patio area. Artificial grass. Two brick outbuildings.





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/STP307168](http://connells.co.uk/Property/STP307168)**



Tenure: Freehold



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