



**Connells**

Mangrove Road  
Luton





### Property Description

A league of its own. Originally a three-bedroom house. The abode has been extended significantly making room for all the family.

On entrance you will find yourself in the hall, which has doors to the kitchen and living room. Off the kitchen is another hall which allows access out to the side, there is an added dining room and stairs going up to a loft area.

Upstairs in the main residence is a family bathroom and three bedrooms, the third bedroom leads up to another loft room.

The unique semi is located on a corner plot on the corners of Mangrove Road and Hallwicks Road leaving an abundance of space to the side, the current owners have it as a driveway and have added electric gates.

The local area has a lot to offer with local shops and amenities. A short stroll away is Wigmore Lane which offers a Co-Op, Dominos pizza and a hairdresser to name a few.

A little further is Asda Supermarket and an array of other shops, restaurants and amenities including a doctors, gym, and public house.

Local schools include Someries Junior School, Someries Infant School, Sacred Heart and Early Childhood Education Centre and Ramridge Primary School.

Luton mainline railway station and Luton Parkway Station are both around 1.5 miles from the distance. Also within close proximity is M1 Junction and Luton Airport.

This house needs to be viewed to be appreciated, call now to book your viewing!

### Entrance Porch

Double glazed door to front.

### Entrance Hall

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

### Lounge

22' 6" x 10' 9" ( 6.86m x 3.28m )  
Double glazed window to front. Log burner. Radiator. Double glazed window and patio doors to rear.

### Kitchen

10' 6" x 20' ( 3.20m x 6.10m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Plumbing and space for appliances. Combi boiler. Tiled. Double glazed windows to rear.

### Hallway

Double glazed door to side. Stairs to

### Office/ Dining Room

11' 6" x 10' 9" ( 3.51m x 3.28m )  
Double glazed window to front. Double glazed window to side. Radiator.

### Loft

24' 6" x 9' 7" ( 7.47m x 2.92m )  
Double glazed window to front and side. Radiator. Carpet. Open plan into kitchen.

### Kitchen

Fitted with wall and base units. Sink drainer. Plumbing and space for appliances.

### Shower Room

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Double glazed frosted window to rear.



## Landing

Double glazed window to side. Carpet.

## Bedroom One

11' 7" x 13' 1" max ( 3.53m x 3.99m max )

Double glazed window to rear. Radiator.

## Bedroom Two

9' 9" x 11' 1" ( 2.97m x 3.38m )

Double glazed window to front. Radiator.

## Bedroom Three

9' 9" x 11' 1" ( 2.97m x 3.38m )

Double glazed window to rear. Radiator.

Carpet.

## Landing

Stairs rising to loft room.

## Bedroom Four

10' 3" max x 9' 8" max ( 3.12m max x 2.95m max )

Double glazed skylight window to rear.

Carpet.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Vinyl flooring. Partly tiled. Radiator. Double glazed frosted window to rear.

## Outside

### Rear Garden

Paved patio area. Artificial turf. Shrubs. Pebbled area. Metal Shed. Gated access to side.

### Front Garden

Paved area. Shrubs. Gated access to side.

## Parking

Off street parking for 5+ cars.

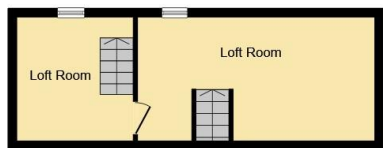




**Ground Floor**



**First Floor**



**Second Floor**

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: C**

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Tenure: Freehold



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