

for sale

**£425,000** Freehold



## Malthouse Green Luton LU2 8SN

Connells Stopsley present an IMMACULATE three bedroom link detached property located in the sought after Wigmore location. Malthouse Green briefly comprises of an entrance hall, cloakroom, lounge, open plan kitchen/diner. The upper floor contains three bedrooms and a family bathroom suite.

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# Property Details

## Entrance Hall

Double glazed door to front. Radiator.

## Cloakroom

Fitted with low level wc. Wash hand basin. Radiator. Double glazed window to front.

## Lounge 13' 1" x 14' 9" ( 3.99m x 4.50m )

Double glazed window to front. Radiator. TV point.

## Kitchen / Diner 16' 3" x 9' 8" ( 4.95m x 2.95m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Integrated appliances. Radiator. TV point. Double glazed window and patio doors to rear.

## Landing

Double glazed window to side. Loft access.

## Bedroom One 9' 10" x 12' ( 3.00m x 3.66m )

Double glazed window to front. Built in cupboard. TV point. Radiator. Fitted wardrobes.

## Bedroom Two 9' 5" x 9' 8" ( 2.87m x 2.95m )

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

## Bedroom Three 6' 3" x 9' 3" ( 1.91m x 2.82m )

Double glazed window to front. Radiator.

## Bathroom

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

## Outside

### Front Garden

Laid to lawn. Off street parking.

### Rear Garden

Patio. Laid to lawn.

## Garage

Electric door. Up and over door. Power and light.





To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
LUTON LU2 7XH

**Tenure:** Freehold

**EPC Rating:** Awaited

Property Ref: STP307885 - 0002

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.

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