

for sale

**£300,000** Freehold



## Baylam Dell Luton LU2 9ST

Connells Stopsley bring to the market a two bedroom EXTENDED semi detached property located in the sought after Wigmore area of Stopsley. Baylam Dell briefly comprises of an entrance hall, kitchen area, lounge and extended diner area. The upper floor contains two bedrooms and family bathroom suite.

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# Property Details

## Entrance Hall

Double glazed door to front. Radiator.

## Lounge 12' 6" x 12' 8" ( 3.81m x 3.86m )

Double glazed window to side. TV point. Radiator.

## Dining Room 10' 6" x 7' ( 3.20m x 2.13m )

Brick base. Double glazed windows to side and rear. Double glazed patio doors to rear. Radiator.

## Kitchen 8' 6" x 10' 2" ( 2.59m x 3.10m )

Fitted with all and base units. Stainless steel sink drainer. Integrated appliances. Electric oven and hob. Cooker hood. Double glazed windows to front and side.

## Landing

Loft access.

## Bedroom One 9' 6" x 12' 6" ( 2.90m x 3.81m )

Double glazed window to side and rear. Radiator. TV point.

## Bedroom Two 10' 3" x 5' 11" + door recess ( 3.12m x 1.80m + door recess )

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

## Bathroom

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

## Outside

### Rear Garden

Decking. Laid to lawn. Shed.





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:** E

Property Ref: STP307983 - 0003

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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