

for sale

offers in excess of **£625,000** Freehold



Emmer Green Luton LU2 8UH

Connells Stopsley present a **RARELY AVAILABLE** four bedroom detached property located in the sought after Wigmore area. Emmer Green is heavily extended to the rear offering a beautiful open plan living setting. Internal viewings are advised on this rarely available plot. Call Connells today!

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Property Details

Entrance Hall

Double glazed window and door to front. Double glazed window to side. Radiator.

Cloakroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Double glazed window to front.

Lounge 23' 2" x 11' 10" (7.06m x 3.61m)

Double glazed window to front. Radiator. TV point. Telephone point.

Dining Room 10' 1" x 28' 9" (3.07m x 8.76m)

Fitted with wall and base units. Sink drainer. Integrated appliances. Double glazed window and patio doors to rear. Double glazed velux to rear. Radiator. Under floor heating.

Kitchen 15' 6" x 10' 1" (4.72m x 3.07m)

Fitted with wall and base units. Sink drainer. Work surfaces. Electric induction hob. Steam oven. Cooker hood. Integrated appliances.

Landing

Loft access.

Bedroom One 10' 9" x 15' 1" (3.28m x 4.60m)

Double glazed window to rear. Fitted wardrobes. Radiator. TV point. Telephone point.

En Suite

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Partly tiled. Radiator. Double glazed window to front.

Bedroom Two 8' 5" x 12' 3" (2.57m x 3.73m)

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

Bedroom Three 10' 5" x 8' 7" max (3.17m x 2.62m max)

Double glazed window to rear, Radiator. Fitted wardrobes.

Bedroom Four 8' 9" x 7' 5" (2.67m x 2.26m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Walk in shower. Extractor fan. Fully tiled. Radiator. Double glazed window to front.

Outside

Front Garden

Paved walkway to entrance. Laid to lawn.

Rear Garden

Patio area. Decking. Laid to lawn.

Garage

Double garage. Electric doors. Power & Light.





To view this property please contact Connells on

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LUTON LU2 7XH

Property Ref: STP308240 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

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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