

for sale

guide price **£475,000**



## Morgan Close Luton LU4 9GN

Fantastic opportunity to buy this vast & versatile well presented 5 bedroom terrace property which offers spacious & contemporary living. Separate reception rooms, large kitchen/dining family area, cloakroom, bathroom, shower room & en suite to master, 4 further beds, garden, garage & parking.



# Morgan Close Luton LU4 9GN

## Entrance Hall

Double glazed door and window to front aspect. Radiator.

## Cloakroom

Double glazed window to side aspect. Suite comprising low level wc and wash hand basin. Part tiled. Radiator.

## Lounge

17' 8" x 10' 11" ( 5.38m x 3.33m )

Double glazed window to front aspect. Double glazed patio doors leading to rear conservatory aspect. Electric fireplace. Television and telephone points. Radiator.

## Dining Room

12' 6" x 9' 7" ( 3.81m x 2.92m )

Double glazed window to front aspect. Television point. Radiator.

## Kitchen

13' x 9' 3" ( 3.96m x 2.82m )

Fitted kitchen comprising a range of wall and base units with a stainless steel double sink and drainer unit. Integrated double oven. Gas hob. Extractor fan. Plumbing for a washing machine. Integrated dishwasher. Part tiled. Radiator.

## Conservatory

20' 7" x 12' 2" ( 6.27m x 3.71m )

UPVC construction with double glazed windows and patio doors to rear aspect. Television point. Tiled floor. Radiator.

## First Floor Landing

Stairs leading from entrance hall. Double glazed window to rear aspect.

## Bedroom One

15' 3" x 10' 9" ( 4.65m x 3.28m )

Double glazed window to front aspect. Television point. Storage cupboard. Radiator.

## En Suite

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Extractor fan. Heated towel rail. Fully tiled.

## Bedroom Two

13' 4" x 9' 3" ( 4.06m x 2.82m )

Double glazed window to front aspect. Airing cupboard. Radiator.



### **Bedroom Three**

8' x 7' 7" ( 2.44m x 2.31m )

Double glazed window to rear aspect. Radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Extractor fan. Part tiled. Radiator.

### **Second Floor Landing**

Stairs leading from first floor landing. Double glazed window to rear aspect. Eaves storage.

### **Bedroom Four**

13' 4" x 12' 4" ( 4.06m x 3.76m )

Double glazed window to rear aspect. Double glazed Velux window to front aspect. Radiator.

### **Bedroom Five**

Double glazed window to front aspect. Double glazed Velux window to rear aspect. Eaves storage. Radiator.

### **Front Garden**

Iron railings with iron gate. Path leading to front door. Laid to lawn.

### **Rear Garden**

Laid to lawn with a patio area. Gate leading to car park.

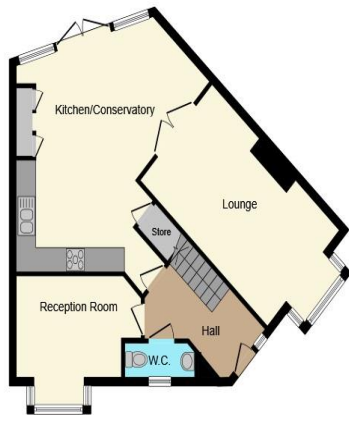
### **Garage**

Up and over door. Power and light supply.









**Ground Floor**



**First Floor**



**Second Floor**



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To view this property please contact Connells on

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Property Ref: LGR310593 - 0004

**Tenure:** Freehold

**EPC Rating:** C

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