

for sale

offers in excess of **£400,000**



Fitzwarin Close Luton LU3 3RY

Connells Leagrave bring to the market an immaculately presented extended five bedroom townhouse. Fitzwarin Close benefits from ample size and space in all proportions for a beautiful family home. Off street parking, ensuites and extended living areas are just some of the benefits.

Fitzwarin Close Luton LU3 3RY

Entrance Porch

Double glazed door to front aspect.

Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

Double glazed door to front aspect. Suite comprising low level wc and wash hand basin. Fully tiled. Radiator.

Lounge

20' 3" x 10' 2" (6.17m x 3.10m)

Double glazed window to front aspect. Under floor heating. Television point.

Dining Room

13' 7" x 10' (4.14m x 3.05m)

Double glazed patio doors and window to rear aspect. Under floor heating.

Bedroom One

15' 8" x 9' 2" (4.78m x 2.79m)

Double glazed patio door to rear aspect. Under floor heating. Television point.

En Suite

Double glazed window to rear aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc.

Reception Room Three

12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window to rear aspect. Television and telephone points. Radiator.

Kitchen

10' 3" x 7' 8" (3.12m x 2.34m)

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over.



Bedroom Two

9' 3" x 8' 7" (2.82m x 2.62m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

10' 6" x 7' 7" (3.20m x 2.31m)

Double glazed window to front aspect. Radiator.

Bedroom Four

9' 3" x 8' 8" (2.82m x 2.64m)

Double glazed window to rear aspect. Radiator.

Bedroom Five

10' 5" x 10' 4" (3.17m x 3.15m)

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

Shower Room

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Radiator.

Front Garden

Off road parking.

Rear Garden

Patio area. Brick built shed.







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

To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

Property Ref: LGR310738 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/LGR310738

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk