# Connells

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# for sale

# guide price **£375,000**



## 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

 $20^{\prime}\,3^{\prime\prime}\,x\,10^{\prime}\,2^{\prime\prime}$  (  $6.17m\,x\,3.10m$  ) Double glazed window to front aspect. Under floor heating. Television point.

#### **Dining Room**

 $13^{\prime}$  7" x 10' ( 4.14m x 3.05m ) Double glazed patio doors and window to rear aspect. Under floor heating.

#### **Bedroom One**

 $15^{\prime}$  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**

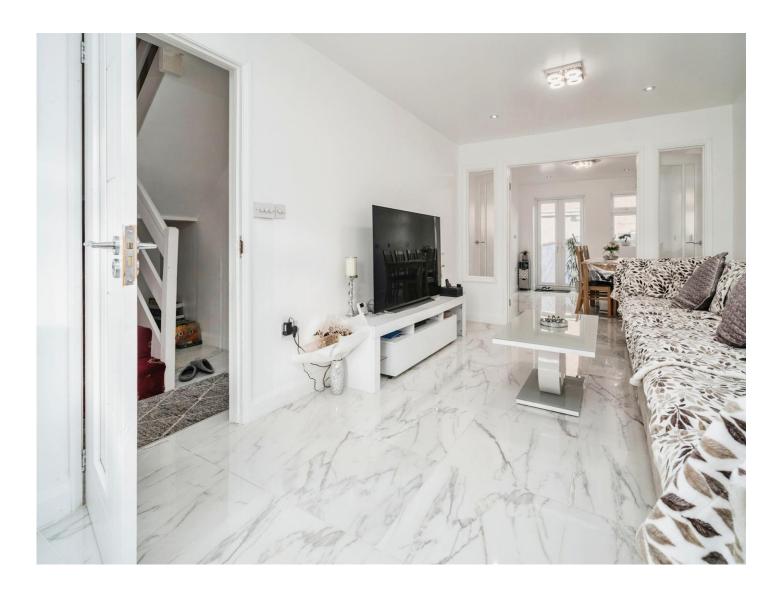
12' 9" x 10' 3" ( 3.89m x 3.12m )

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**

 $10^{\prime}$  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**

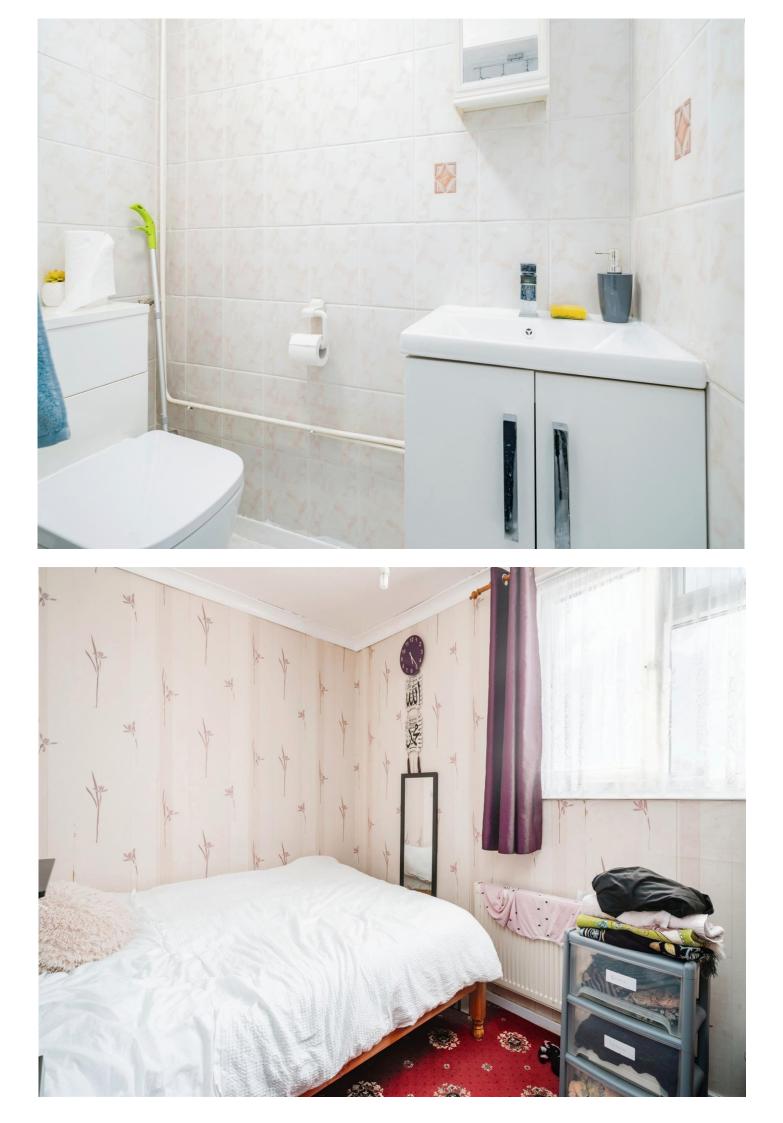
Patio area. Brick built shed.













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

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185 Marsh Road Leagrave LUTON LU3 2QQ

Property Ref: LGR310738 - 0004

Tenure: Freehold

**EPC** Rating: C

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