



Connells

Bellerby Rise
Luton

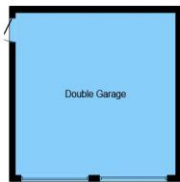


Ground Floor



First Floor

Connells



Garage

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Property Description

Connells Leagrave bring to the market an extended four bedroom detached property in the rarely available cul de sac of Bellerby Rise. The property comprises an entrance hall, cloakroom, kitchen with separate utility area, lounge/diner with an extension adding additional reception rooms. The upper floor contains four bedrooms, the master bedroom benefiting with an ensuite, as well as an additional family bathroom suite. Externally the property benefits from ample off street parking to the front as well as a detached double garage. The rear garden is private and secluded with a perfect blend of patio and laid to lawn areas.

Locally the property is just a short drive from the M1 for commuting towards London. Local schools, amenities and Leagrave train station are also all within close proximity.

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Cloakroom

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

Study

10' 11" x 10' 10" (3.33m x 3.30m)
Radiator.

Lounge

17' 7" x 10' 11" (5.36m x 3.33m)
Double glazed window to front aspect. Television and telephone points. Radiator.

Dining Room

11' x 9' 2" (3.35m x 2.79m)
Double glazed window to side aspect. Double glazed patio doors to rear aspect. Radiator.

Kitchen

11' 11" x 10' 10" (3.63m x 3.30m)
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge. Integrated dishwasher. Gas hob with an electric oven. Cooker hood over. Radiator.

Utility Room

6' 3" x 5' 10" (1.91m x 1.78m)
Double glazed window to front aspect. Double glazed door to side aspect. Wall and base units incorporating a stainless steel sink unit. Plumbing for a washing machine. Boiler.

First Floor Landing

Double glazed window to front aspect.

Bedroom One

14' x 9' 4" (4.27m x 2.84m)
Double glazed window to rear aspect. Built in cupboards. Television point. Radiator.

En Suite

Double glazed window to side aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Fully tiled. Power shower. Radiator.

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)
Double glazed window to rear aspect. Built in cupboard. Loft access. Radiator.

Bedroom Three

11' 3" x 9' 1" (3.43m x 2.77m)
Double glazed window to rear aspect. Built in cupboard. Radiator.

Bedroom Four

8' 3" x 7' 7" (2.51m x 2.31m)

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

Bathroom

Double glazed window to front aspect. Suite comprising walk in shower, low level wc and wash hand basin. Shaver point. Radiator.

Front Garden

Driveway providing off road parking.

Rear Garden

Laid to lawn with a patio area. Greenhouse. Shed.

Double Garage

Double garage with up and over doors. Power and light supply.





To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/LGR310796](https://www.connells.co.uk/Property/LGR310796)

Tenure: Freehold



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