



Connells

Osprey Walk
Luton



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Property Description

Connells Leagrave bring to the market a perfect first time purchase opportunity with a fantastic two bedroom semi detached property located on the popular Birds Estate. Osprey Walk briefly comprises an entrance hall, kitchen area, open plan extended lounge/diner. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden, with a rear garden having a perfect blend of patio and lawn areas. Off street parking is located to the rear of the property.

This property is located within close proximity of the motorway junctions 11/11a of the M1, all local amenities and benefits from fantastic local bus routes. Do not miss out on this fantastic home call today to arrange a viewing 01582 595127.

Entrance Hall

Double glazed door and window to side aspect.

Lounge

12' 11" x 12' 7" (3.94m x 3.84m)
Double glazed window to side aspect.
Television point. Electric fire place. Radiator.

Kitchen

12' 7" x 10' 2" (3.84m x 3.10m)
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer bowl. Integrated fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over. Combi boiler. Radiator.

Conservatory

9' 11" x 7' 6" (3.02m x 2.29m)
Door to side aspect. Window to rear aspect.

First Floor Landing

Double glazed window to side aspect.
Loft access.

Bedroom One

13' 6" x 9' 8" (4.11m x 2.95m)
Double glazed window to rear aspect.
Radiator.

Bedroom Two

10' 2" x 9' 1" (3.10m x 2.77m)
Double glazed window to front aspect.
Built in wardrobe space.

Bathroom

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

Rear Garden

Lawn leading to patio area. Shed.

Parking

Allocated parking space.





To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/LGR310952](https://www.connells.co.uk/Property/LGR310952)

Tenure: Freehold



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