

for sale

offers in excess of **£270,000** Freehold



## Repton Close Luton LU3 3UP

Connells Leagrave bring to the market a two bedroom semi detached property located in the sought after Marsh Farm area of Leagrave. Repton Close briefly comprises an entrance hall, open plan lounge/diner, kitchen area. The upper floor contains two bedrooms and family bathroom suite.

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# Property Details

## Entrance Hall

Double glazed door to side aspect.

## Lounge 19' 9" x 12' 1" ( 6.02m x 3.68m )

Double glazed windows to front and side aspects. Radiator.

## Kitchen 12' x 7' 2" ( 3.66m x 2.18m )

Double glazed door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a gas cooker. Space for a fridge/freezer. Combi boiler.

## First Floor Landing

Stairs leading from lounge. Loft access.

## Bedroom One 11' 11" x 11' 1" max ( 3.63m x 3.38m max )

Double glazed window to front aspect. Radiator.

## Bedroom Two 12' x 8' 3" ( 3.66m x 2.51m )

Double glazed window to rear aspect.

## Bathroom

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

## Front Garden

Laid to lawn.

## Rear Garden

Laid to lawn with a patio area.

## Garage

Situated in a block.



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: LGR310861 - 0005

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.

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