



**Connells**

Fieldgate Road  
Luton





### Property Description

A rarely available semi detached bungalow situated within Challney catchment. The property has previously been extended but offers further potential to extend STPP and has been well maintained by its current owner. Located within close proximity to popular school catchment, Leagrave train station, M1 motorway, Luton & Dunstable hospital as well as all amenities.

Inside you will find an entrance hall, three bedrooms, lounge, kitchen, utility room and a family bathroom as well as a cloakroom. Externally the property offers a garage, driveway and a well maintained rear garden. Early viewing is highly advised on this property!

### Entrance Porch

Double glazed door and window to front aspect.

### Entrance Hall

Double glazed door to front aspect. Radiator.

### Lounge

13' 9" into bay x 13' 7" max ( 4.19m into bay x 4.14m max )

Double glazed patio doors and bay window to rear aspect. Fire place. Radiator.

### Kitchen

10' 1" x 8' 10" ( 3.07m x 2.69m )

Double glazed windows to side and rear aspects. Double glazed door to side aspect leading to lean to. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Space for an electric oven. Radiator. Combi boiler.

### Utility Room

8' 5" x 7' 2" ( 2.57m x 2.18m )

Double glazed door to front aspect. Double glazed windows to rear and side aspects. Plumbing for a washing machine. Space for a fridge/freezer. Radiator.

### Bedroom One

13' 2" max x 10' 2" max ( 4.01m max x 3.10m max )

Double glazed bay window to front aspect.

### Bedroom Two

9' 6" x 8' 9" max ( 2.90m x 2.67m max )

Double glazed window to side aspect. Radiator.

### Bedroom Three

10' 5" x 9' 11" ( 3.17m x 3.02m )

Double glazed window to front aspect. Radiator.

### Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled. Storage cupboard. Radiator.

### Rear Garden

Laid to lawn with a patio area. Shingle area.

### Garage

Detached garage with electric door. Power and light supply.





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](http://www.focalagent.com)

To view this property please contact Connells on

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

185 Marsh Road Leagrave  
 LUTON LU3 2QQ

**EPC Rating: Awaiting**

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Tenure: Freehold



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