



**Connells**

Simpson Close  
Leagrave Luton





### Property Description

Connells Leagrave bring to the market a two bedroom semi detached property in great condition throughout. Simpson Close comprises an entrance hall, kitchen, spacious lounge & diner. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from 2 car driveway and a generously sized rear garden. Internal viewings are advised - Call Connells Leagrave to arrange your appointment now!

### Entrance Hall

Radiator.

### Lounge

16' 8" x 11' 10" ( 5.08m x 3.61m )  
Double glazed sliding patio doors leading to rear aspect. Television and telephone points. Radiator.

### Kitchen

7' 10" x 7' 10" ( 2.39m x 2.39m )  
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. Gas hob with gas oven. Plumbing for a washing machine.

### First Floor Landing

Loft access.

### Bedroom One

11' 10" x 8' 8" ( 3.61m x 2.64m )  
Double glazed window to rear aspect. Built in wardrobe. Radiator.

### Bedroom Two

10' 9" x 6' 9" ( 3.28m x 2.06m )  
Double glazed window to front aspect. Radiator.

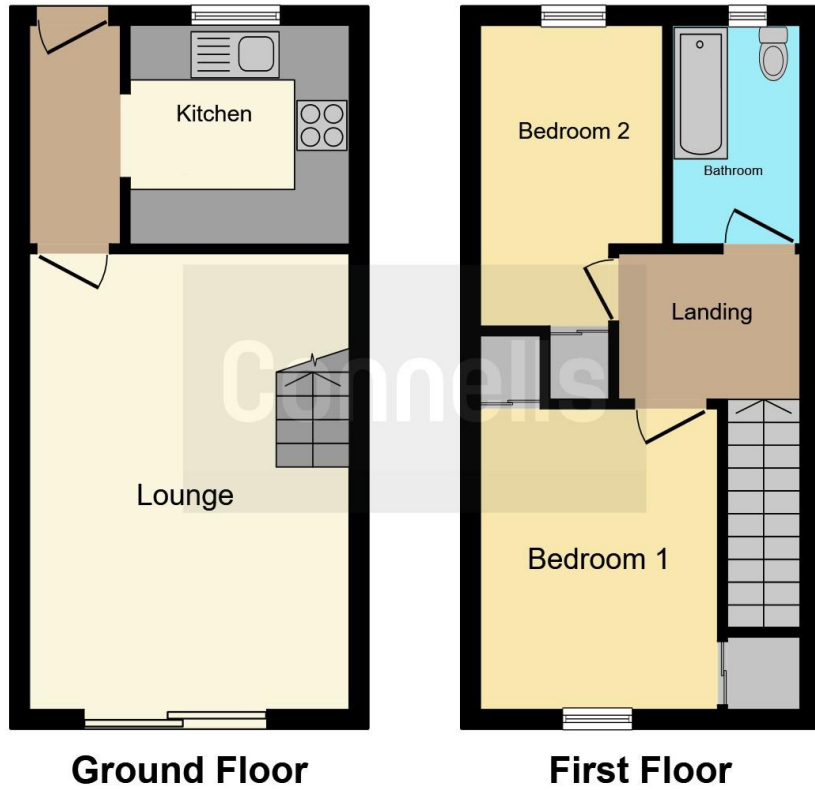
## Bathroom

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

## Rear Garden

Laid to lawn with a patio area. Gated side access.





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LGR311143](http://connells.co.uk/Property/LGR311143)**

Tenure: Freehold



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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