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## Property Description

Connells Leagrave bring to the market a CHAIN FREE three bedroom semi detached bungalow located in the sought after Challney catchment area. Humberstone Close briefly comprises an entrance hall, three spacious bedrooms, shower room, kitchen area, lounge/diner with conservatory extension to the rear. The front garden is low maintenance with the option to add off street parking. The rear garden is wide with a blend of patio and laid to lawn areas.

This delightful family home is located with easy access to local shops, highly regarded schools, the Luton & Dunstable hospital and the Thameslink mainline railway station.

### Entrance Hall

Double glazed door to front aspect. Radiator.

### Bedroom Three/Reception Room

11' 4" x 10' 8" ( 3.45m x 3.25m )  
Double glazed bay window to front aspect.  
Fitted wardrobes. Radiator.

### Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle with electric shower, wash hand basin and low level wc. Radiator.

### Bedroom One

14' x 11' 5" ( 4.27m x 3.48m )  
Double glazed window to front aspect. Gas fire place. Television point. Radiator.

## Kitchen

10' 4" x 6' 3" ( 3.15m x 1.91m )

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge. Plumbing for a washing machine. Space for a freestanding oven and hob. Combi boiler.

## Lounge/Diner

13' 5" x 12' ( 4.09m x 3.66m )

Double glazed patio doors to rear aspect. Gas fire place. Television and telephone points. Radiator. Loft access.

## Bedroom Two

9' 1" x 7' 3" ( 2.77m x 2.21m )

Double glazed window to rear aspect. Radiator.

## Conservatory

14' 9" x 7' 3" ( 4.50m x 2.21m )

Brick built base. Double glazed door to side aspect. Double glazed windows to side and rear aspects. Radiator.

## Rear Garden

Laid to lawn with a patio area. Shed.







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**EPC Rating: D**

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Tenure: Freehold



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