



Connells

Fieldgate Road
Luton



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Property Description

Connells Leagrave bring to the market a well presented two bedroom semi detached property located in the sought after Challney School catchment area. Fieldgate Road briefly comprises an entrance porch, entrance hall, two double bedrooms, bathroom suite, open plan lounge/diner and kitchen area. Externally the property benefits from off street parking to the front as well as a garage. The rear garden is a mix of patio and laid to lawn areas with an outbuilding.

Convenience is also at the forefront of this property's location. With the Luton/Dunstable hospital just a short walk away, you can have peace of mind knowing you are close to medical facilities. The property is also conveniently located near the M1 junction 11, making it ideal for those who commute regularly by car. Additionally, Leagrave train station is less than 1 mile away, providing easy access to London and other major cities. Families will appreciate the outstanding school catchment in the area, ensuring that your children receive a quality education. The local community offers a range of amenities, including shops, parks, and leisure facilities, providing convenience and entertainment just a stone's throw away.

Entrance Porch

Double glazed door and window to front aspect.

Entrance Hall

Door to front aspect. Radiator. Loft access.

Lounge/Diner

23' 11" x 13' 9" (7.29m x 4.19m)
Double glazed window to front aspect. Double glazed patio doors to rear aspect. Gas fire place. Television point. Radiator.



Kitchen

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

Double glazed 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 and dishwasher. Gas hob with cooker hood over.

Bedroom One

13' 2" x 12' (4.01m x 3.66m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.69m)

Double glazed window to side aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising shower cubicle, bath with mixer taps and shower attachment, two wash hand basins and low level. Radiator.

Front Garden

Off road parking.

Rear Garden

Laid to lawn with a patio area.

Outbuilding

12' 5" x 9' 5" (3.78m x 2.87m)

Door to front aspect. Electrics.





To view this property please contact Connells on

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EPC Rating: F

view this property online connells.co.uk/Property/LGR311285

Tenure: Freehold



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