

for sale

£350,000 Freehold



Morgan Close Luton LU4 9GL

Connells Leagrave bring to the market a fantastic three bedroom town house with no upper chain complications. Set across three floors, Morgan Close is an extremely spacious family home, located within a very sought after location of Leagrave.



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Property Details

Entrance Hall

Door to front. Storage cupboard. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level w.c. and wash hand basin. Tiled splash back. Radiator.

Lounge/Diner 18' 2" x 12' 11" (5.54m x 3.94m)

Double glazed window to rear aspect. Double glazed french doors. Fireplace with electric fire. T.V. point. Storage cupboard. Radiator.

Kitchen 11' 11" x 6' 1" (3.63m x 1.85m)

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over. Part tiled walls. Integrated electric oven and gas hob with cooker hood over. Plumbing for washing machine. Space for a fridge/freezer. Radiator.

Bedroom 2 12' 11" x 10' 5" (3.94m x 3.17m)

Double glazed window to rear aspect, Television and telephone points. Radiator.

Bedroom 3 11' x 10' 1" (3.35m x 3.07m)

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

Bathroom

Double glazed window to side aspect. Suite comprising bath with shower attachment, vanity unit and low level w.c. Part tiled walls, Extractor fan. Shaver point. Radiator.

Staircase To First Floor

Bedroom 1 13' x 12' 7" (3.96m x 3.84m)

Double glazed window. Walk in wardrobes of 7'10" x 3'11" Airing cupboard. T.V. point. Radiator,

En-Suite

Shower cubicle with shower, vanity unit and low level w.c. Part tiled walls. Extractor fan. Shaver point. Radiator.

Rear Garden

Patio area, lawn area with flowers and shrubs. Entrance to car parking area.

Garage In Block

Up and over door.



To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Freehold

EPC Rating: C

Property Ref: LGR311315 - 0003

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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