

for sale

offers in the region of **£475,000** Freehold



## Capron Road Luton LU4 9BU

- Energy Rating: C
- Five Bedrooms
- Detached
- Rarely Available
- Converted Double Detached Garage



# Property Details

## Entrance Hall

Double glazed door and window to front aspect. Radiator.

## Cloakroom

Double glazed window to side aspect. Suite comprising low level wc and wash hand basin.

## Lounge 18' 10" x 13' 11" ( 5.74m x 4.24m )

Double glazed window to front aspect. Television point. Radiator.

## Dining Room 15' 9" x 13' 9" ( 4.80m x 4.19m )

Double glazed window and patio doors to rear aspect. Television point. Radiator.

## Kitchen 13' 9" x 8' 10" ( 4.19m x 2.69m )

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over. Combi boiler.

## First Floor Landing

Double glazed window to side aspect. Loft access.

## Bedroom One 15' 4" x 14' 10" ( 4.67m x 4.52m )

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

## Bedroom Two 9' 11" x 8' ( 3.02m x 2.44m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 9' 11" x 8' ( 3.02m x 2.44m )

Double glazed window to rear aspect. Radiator.

## Bedroom Four 10' x 8' 6" ( 3.05m x 2.59m )

Double glazed window to rear aspect. Built in cupboard. Radiator.

## Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

## Second Floor Landing

Stairs leading from first floor landing.

## Bedroom Five 9' 8" x 9' 6" ( 2.95m x 2.90m )

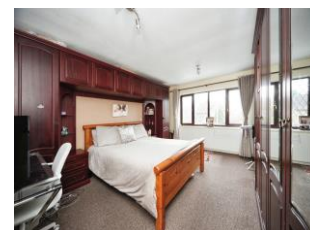
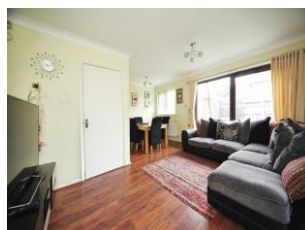
Double glazed window to front aspect. Radiator.

## Front Garden

Off road parking.

## Rear Garden

Laid to lawn with a patio area. Outside tap.



To view this property please contact Connells on

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LUTON LU3 2QQ

Property Ref: LGR311403 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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