

for sale

offers in the region of **£335,000** Freehold



Newbury Close Luton LU4 9QJ

Located in the sought after Challney area of Leagrave. Situated just over a mile away from Leagrave mainline station and under half a mile from the M1 Junction 11 making it an ideal location for commuters. Connells offer this detached family home. Call Connells on 01582 595 127.



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Property Details

Entrance Hall

Double glazed door to front aspect.

Lounge 18' 1" x 10' 6" (5.51m x 3.20m)

Double glazed window to rear aspect. Electric fire place. Fan. Radiator.

Dining Room 8' 2" x 7' 1" (2.49m x 2.16m)

Double glazed window. Door to garden. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen with wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Induction hob with extractor fan over. Space for a fridge/freezer.

First Floor Landing

Loft access.

Bedroom One 12' 5" x 7' 11" (3.78m x 2.41m)

Double glazed window to front aspect. Radiator.

Bedroom Two 10' 7" x 9' 10" (3.23m x 3.00m)

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

Bedroom Three 13' 9" x 7' 11" (4.19m x 2.41m)

Double glazed window to rear aspect. Radiator.

Wc

Double glazed window to side aspect. Suite comprising low level wc. Radiator.

Wet Room

Double glazed windows to front and side aspects. Suite comprising electric shower, low level wc and wash hand basin.

Front Garden

Off road parking for two vehicles.

Rear Garden

Patio with raised grass area.

Garage

Single garage with 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: D

Property Ref: LGR310710 - 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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