

for sale

**£330,000** Freehold



## Hockwell Ring Luton LU4 9NJ

- Energy Rating: Awaited
- Three Bedroom
- Close links to motorway
- Close links to train station
- Parking



# Property Details

## Entrance Hall

Double glazed door to front aspect. Window to side aspect.

## Cloakroom

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

## Lounge 20' x 12' ( 6.10m x 3.66m )

Double glazed windows to front and rear aspects. Radiator.

## Kitchen 10' 2" x 10' ( 3.10m x 3.05m )

Double glazed window to rear aspect. Double glazed door 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. Plumbing for a washing machine. Space for a fridge and freezer. Integrated gas hob with electric oven and cooker hood over. Part tiled. Radiator.

## First Floor Landing

Stairs leading from entrance hall. Double glazed window to side aspect. Loft hatch.

## Bedroom One 14' x 10' 9" plus recess ( 4.27m x 3.28m plus recess )

Double glazed window to front aspect. Radiator.

## Bedroom Two 14' 1" x 9' 7" ( 4.29m x 2.92m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 8' x 8' ( 2.44m x 2.44m )

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

## Bathroom

Double glazed window to rear aspect. Suite with bath, mixer taps and shower attachment and wash hand basin. Fully tiled.

## Separate Wc

Double glazed window to side aspect. Fully tiled.

## Front Garden

Off road parking for two vehicles.

## Rear Garden

Laid to lawn with a patio area. Brick built shed.



To view this property please contact Connells on

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Property Ref: LGR311741 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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