



Connells

Swan Mead
Luton



Property Description

Connells Leagrave present a two bedroom mid terraced property located in the sought after Birds Estate area of Leagrave. Swan Mead briefly comprises an entrance hall, cloakroom, kitchen, open plan lounge/diner and conservatory extension to rear. The upper floor contains two bedrooms and bathroom. Externally the property benefits from a low maintenance front garden, a low maintenance landscaped rear garden and also comes with two allocated parking spaces.

The property's location gives excellent access to local shops and well regarded schools as well as the M1, L&D Hospital and the Thameslink mainline train station that provides fast links in to LONDON, Call Connells Leagrave to arrange your viewing today!

Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Part tiled.

Lounge/Diner

17' 8" x 12' 1" (5.38m x 3.68m)
Double glazed patio doors and window to rear aspect into conservatory. Television and telephone points. Radiator.

Kitchen

7' 9" x 5' 9" (2.36m x 1.75m)
Double glazed window to front 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/freezer. Space for a freestanding electric cooker. Cooker hood over.

Conservatory

10' 1" x 9' 8" (3.07m x 2.95m)

Brick base with UPVC double glazed windows to side and rear aspects. Double glazed patio doors to rear aspect.

First Floor Landing

Loft access.

Bedroom One

11' 6" x 9' 6" plus recess (3.51m x 2.90m plus recess)
Double glazed window to rear aspect. Built in cupboard. Telephone point. Radiator.

Bedroom Two

11' 6" x 6' 5" (3.51m x 1.96m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled. Radiator.

Front Garden

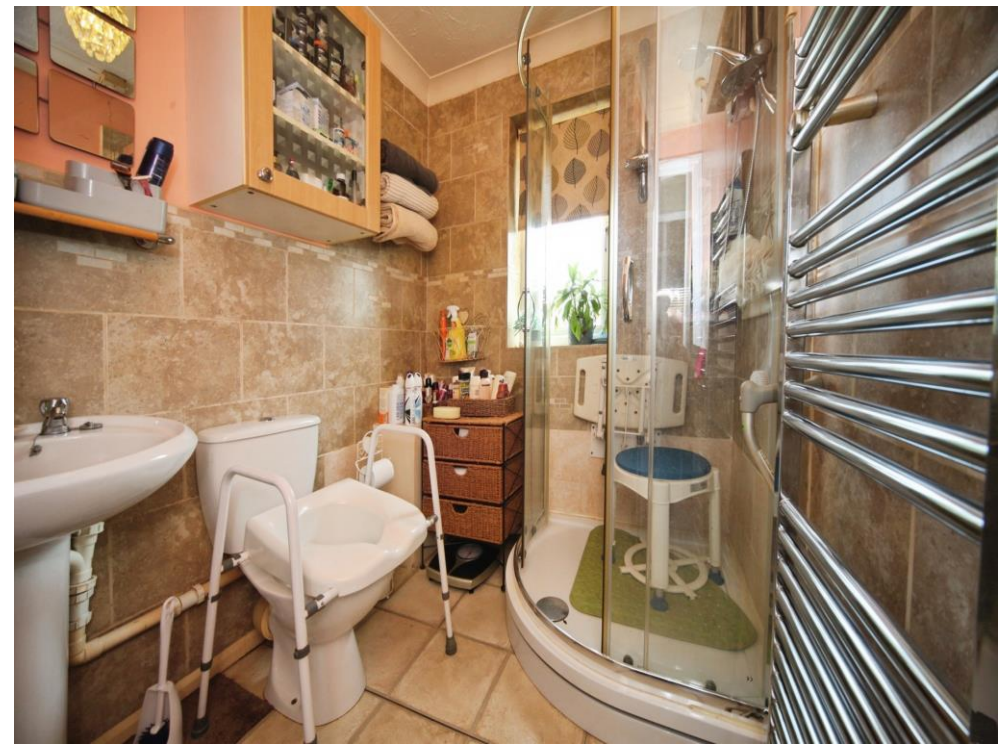
Paved pathway to entrance. Artificial grass.

Rear Garden

Artificial grass. Patio area. Shed.

Parking

Two allocated parking spaces.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR311929



Tenure: Freehold



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