



Connells

Howard Close
Luton

Howard Close Luton LU3 2PG

for sale offers in excess of
£190,000



Property Description

This freehold one bedroom cluster home comes with an allocated parking space and private gated garden. Tucked away in a quiet close this isn't one to miss with benefits including underfloor heating! This makes the ideal first time purchase and is also being offered to the market chain-free!

Briefly comprises open plan lounge/kitchen with breakfast area downstairs. Upstairs is a double bedroom and bathroom located off the landing. Externally there is a private gated garden and allocated parking space.

The local area is desirable to commuters as it is located around 0.5 miles from Leagrave Railway Station and a short drive to M1 J11.

Within close reach is also a variety of shops including Family Choice and Lidl.

Local schools include; St Joseph's Catholic Primary School, Norton Road Primary School, The Meads Primary School and Icknield Primary & High Schools.

Call now to view!

Kitchen/Diner/Lounge

17' x 11' (5.18m x 3.35m)
Underfloor heating downstairs. Double glazed underfloor heating downstairs. Double glazed frosted door to side aspect. Double glazed bay window to front aspect. Double glazed window to side aspect.

Fitted kitchen area with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Integrated electric hob and oven with fan over. Plumbing for a washing machine and tumble dryer.

First Floor Landing

Air con ventilation. Laminate flooring.

Bedroom One

10' x 9' (3.05m x 2.74m)
Double glazed window to front aspect. Built in wardrobes. Laminate flooring. Storage heating. Loft access. Airing cupboard housing hot water tank.

Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled.

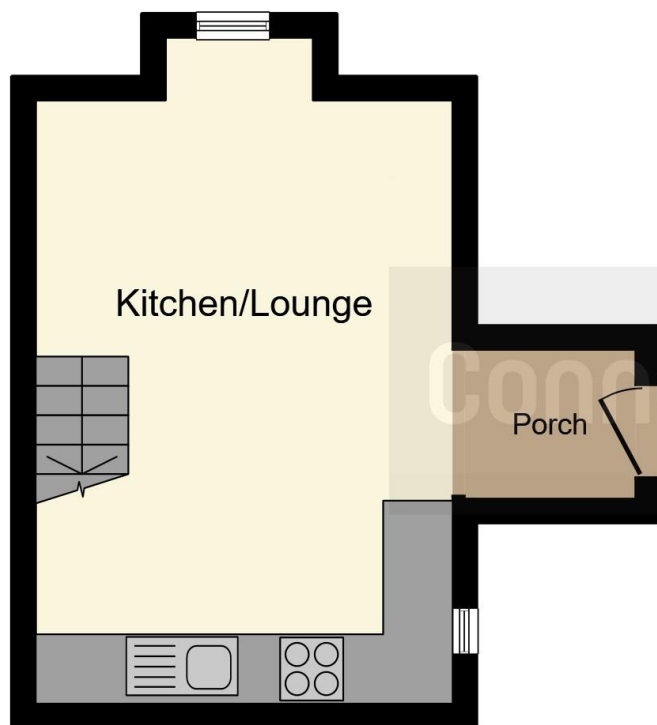
Parking

Allocated space.

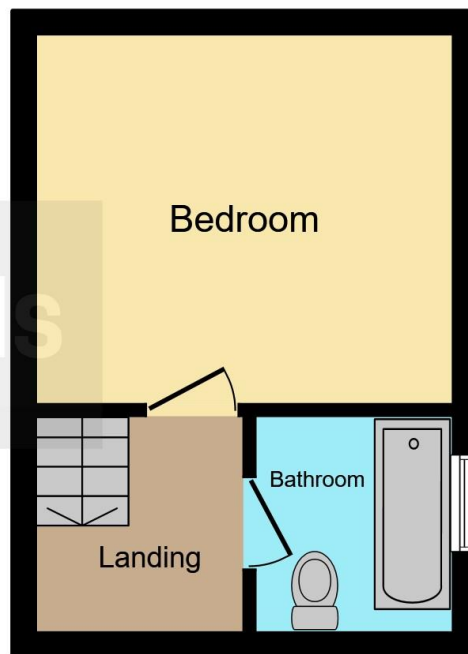
Garden

Artificial grass with a paved area. Two storage cupboards.





Ground Floor



First Floor

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: E Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR311939



Tenure: Freehold



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