



**Connells**

Morgan Close  
Luton



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## Property Description

Connells Leagrave are pleased to present this immaculate three-bedroom townhouse, ideally situated in Morgan Close, just off Oakley Road. Conveniently located close to all local amenities, the property briefly comprises an entrance hall, cloakroom, spacious lounge/diner, and a modern fitted kitchen. The first floor offers two double bedrooms and a family bathroom, while the second floor features a master bedroom with en-suite facilities. Additional benefits include gas central heating, double glazing (where specified), a freehold garage to the rear, and well-maintained gardens.

Morgan close is perfect for an investor or first time buyer or a growing family **\*\*CALL NOW FOR A VIEW\*\***

### Entrance Hall

Double glazed door to front aspect. Radiator. Wooden flooring.

### Cloakroom

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

### Lounge/Diner

15' 2" x 12' 8" ( 4.62m x 3.86m )  
Double glazed window and patio doors to rear aspect. Storage cupboard. Television point. Radiator. Wooden flooring.

### Kitchen

11' 9" x 6' 1" ( 3.58m x 1.85m )  
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. Gas hob with fan oven. Extractor fan over. Plumbing for a washing machine and dishwasher.

## First Floor Landing

Stairs leading from entrance hall.

## Bedroom Three

12' 9" x 10' 8" ( 3.89m x 3.25m )

Double glazed window to rear aspect.  
Radiator. Wooden flooring.

## Bathroom

Extractor fan. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc.

## Bedroom Two

12' 9" x 10' 5" ( 3.89m x 3.17m )

Double glazed windows to front aspect.  
Radiator. Wooden flooring.

## Second Floor Landing

Stairs leading from first floor.

## Bedroom One

14' 5" max x 12' 8" ( 4.39m max x 3.86m )

Double glazed window to front aspect. Walk in wardrobe. Radiator. Wooden flooring.

## En Suite

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

## Rear Garden

Paved patio area enclosed by fencing.

## Garage

Freehold. Electric.





To view this property please contact Connells on

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EPC Rating:  
Awaited

Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LGR311975](http://connells.co.uk/Property/LGR311975)**



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Property Ref: LGR311975 - 0009