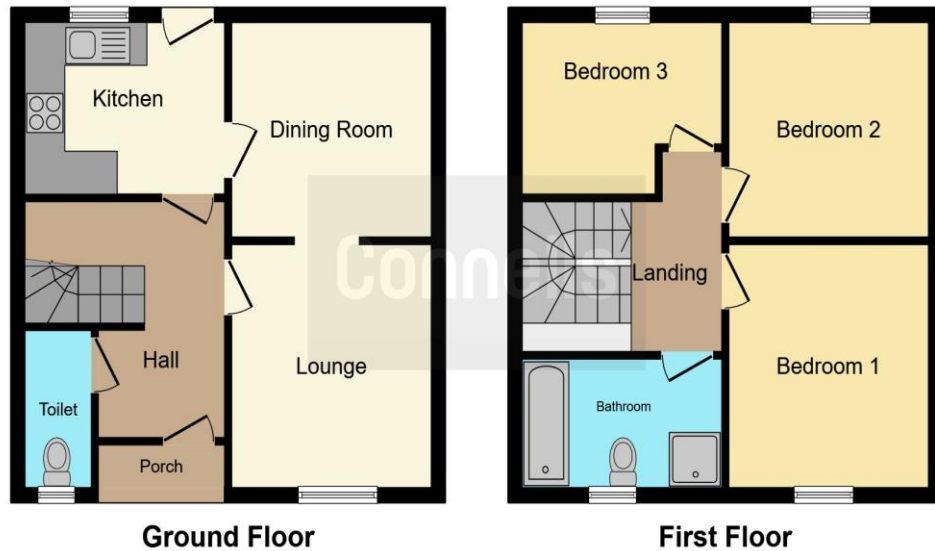




Connells

Holkham Close
Luton



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Property Description

Connells Leagrave present a beautiful three bedroom mid terraced family home. Holkham Close briefly comprises an entrance hall, cloakroom, lounge, diner and kitchen area. The upper floor has three spacious bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front of the property, with the rear garden being a mix of patio and laid to lawn areas.

Located in a highly desirable part of Luton, the property is perfectly positioned opposite Lewsey Park great for outdoor activities and weekend walks. The well-regarded Chalk Hills Academy is just a 10-minute walk away, making the school run easy and stress-free. Luton & Dunstable Hospital is within walking distance, which is ideal for healthcare professionals or those seeking nearby medical services. For commuters, Junction 11 of the M1 motorway is just a short drive away, providing excellent road links, and there are also good public transport connections close by.

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.

Lounge

11' 5" x 10' 4" (3.48m x 3.15m)
Double glazed window to front aspect.
Television point. Radiator.

Dining Room

10' 4" x 8' 9" (3.15m x 2.67m)
Double glazed window to rear aspect.
Radiator.

Kitchen

10' 5" x 7' 9" (3.17m x 2.36m)
Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Freestanding gas cooker. Combi boiler.

First Floor Landing

Loft access.

Bedroom One

11' 4" x 10' 6" (3.45m x 3.20m)
Double glazed window to front aspect. Television point. Radiator.

Bedroom Two

10' 5" x 9' 1" (3.17m x 2.77m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

10' 6" x 8' 7" (3.20m x 2.62m)
Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Radiator. Extractor fan.

Front Garden

Laid to lawn with paved pathway to entrance. Off street parking.

Rear Garden

Laid to lawn with a paved patio area. Shed.





To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR311809



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