



Wingate Road
Luton LU4 8PX

for sale offers in excess of
£340,000



Property Description

Connells Legrave present an IMMACULATE two bedroom semi detached property. Wingate Road briefly comprises an entrance hall, cloakroom, kitchen, open plan lounge/diner. The upper floor contains two bedrooms, with an en suite to the master and complete with a modern family bathroom suite. Externally the property benefits from two off street parking spaces and an electric vehicle charge point. The property also has a low maintenance front garden, with a rear garden blending of patio and laid to lawn area complete with a summerhouse.

The property's location gives excellent access to local shops and schools as well as the M1 and Thameslink mainline train station that provides fast links in to London. Call Connells Legrave to arrange your viewings 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. Radiator.

Lounge/Diner

15' 4" x 15' 3" (4.67m x 4.65m)
Double glazed window and door to rear aspect. Television point. Radiator.

Kitchen

9' 8" x 7' 9" (2.95m x 2.36m)

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Plumbing for a washing machine. Combi boiler. Radiator.

First Floor Landing

Loft access.

Bedroom One

10' 8" x 9' 6" (3.25m x 2.90m)

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

En Suite

Extractor fan. Suite comprising shower cubicle, wash hand basin and low level wc. Shaver point. Fully tiled.

Bedroom Two

15' 3" x 7' 4" (4.65m x 2.24m)

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

Bathroom

Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Shaver point. Fully tiled. Radiator.

Front Garden

Two off street parking spaces. EV charging point.

Rear Garden

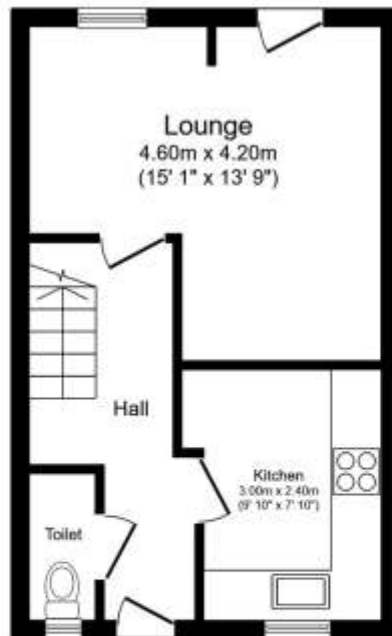
Laid to lawn with a patio area. Shed.

Outbuilding

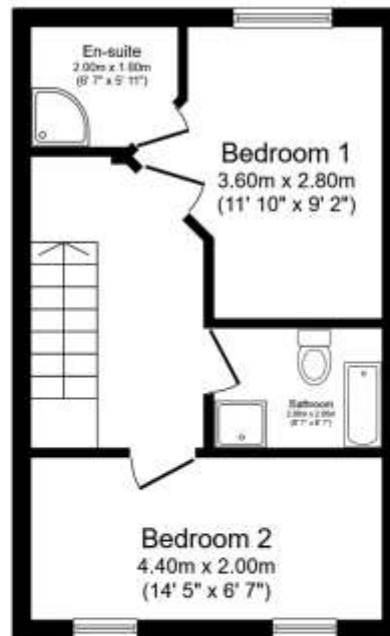
9' 10" x 9' 2" (3.00m x 2.79m)

Double glazed windows to front and side aspects. Double glazed door to side aspect. Electrics.





Ground Floor



First Floor

Total floor area 59.8 m² (644 sq.ft.) approx

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

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To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR311910



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