





Property Description

Connells Leagrave are delighted to bring to the market this spacious 3 bedroom semi detached property in the sought after Lewsey Farm area. Marlin Road comprises an entrance porch, hall, lounge, dining room and kitchen. Upstairs has three very generously sized bedrooms which all include fitted wardrobes. There is a shower room and separate wc on this floor. Externally the property benefits from front garden and driveway with potential for multiple vehicles. Rear garden featuring a paved patio and lawn area, stone-built shed with power supply—ideal for storage

Marlin Road is located just off Leagrave High Street which is the main thread that connects Leagrave to Houghton Regis and beyond. It is close proximity to the L&D Hospital, the M1 motorway and Leagrave train station. There are also local shops close by and many other useful amenities including, doctors, dentist, schools for all age groups, parks, supermarkets and even a swimming pool amongst others. For recreational and fitness purposes, Lewsey Sports Centre is a family favourite for swimming, football and much more.



Entrance Porch

Double glazed door and window to front aspect.

Entrance Hall

Under stairs storage. Radiator.

Lounge

15' into bay x 12' 6" (4.57m into bay x 3.81m)

Double glazed window to front aspect. Electric fireplace. Radiator.

Dining Room

10' 2" x 8' 9" (3.10m x 2.67m)

Double glazed window to rear aspect. Radiator.

Kitchen

10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine. Gas oven with extractor fan. Storage cupboard.

First Floor Landing

Double glazed window to side aspect. Loft hatch.

Bedroom One

11' 7" into wardrobe x 10' 4" (3.53m into wardrobe x 3.15m)

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

Bedroom Two

11' x 9' 7" (3.35m x 2.92m)

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

Bedroom Three

8' 2" x 8' 1" (2.49m x 2.46m)

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

Shower Room

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

Separate Toilet

Double glazed window to side aspect. Low level wc.

Front Garden

Laid to lawn with a driveway for two vehicles.

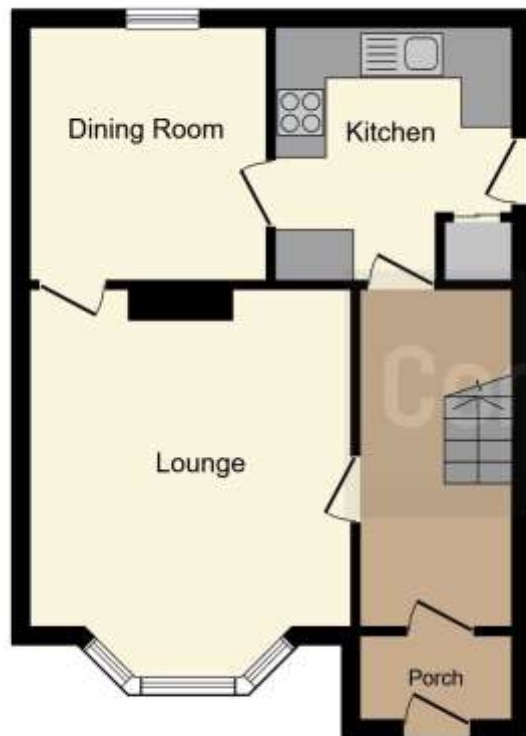
Rear Garden

Laid to lawn with a paved patio area.

Outbuilding

Two stone sheds with power.





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

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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