



Connells

Mayne Avenue
Luton



Property Description

Connells Leagrave present a CHAIN FREE four bedroom semi detached property situated within walking distance to Leagrave train station. Mayne Avenue briefly comprises an entrance hall, reception room one, access into the integral garage, full downstairs bathroom, extended lounge/diner and extended kitchen area. The upper floor contains four bedrooms, with an en suite to the master bedroom and additional family bathroom suite. Externally the property benefits from off street parking to the front with a laid to lawn area. The rear garden is a blend of patio and laid to lawn areas.

The property is perfectly located within a quarter of a mile of local amenities, including shops, schools, parks, and excellent transport links via Leagrave mainline train station and also the M1, this exceptional property is not to be missed. Call Connells Leagrave today to arrange your viewing appointment!

Entrance Hall

Door to front aspect. Double glazed window to side aspect. Radiator.

Bathroom

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

Lounge/Diner

22' 11" x 15' 4" (6.99m x 4.67m)
Door and window to rear aspect. Television point. Radiator.

Bedroom 5/Lounge

12' 1" x 12' 1" (3.68m x 3.68m)
Double glazed window to front aspect. Television point. Radiator.

Kitchen

19' 9" x 11' 5" (6.02m x 3.48m)

Door and window to rear 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 gas oven and cooker hood over. Combi boiler.

First Floor Landing

Loft access. Radiator.

Bedroom One

16' 3" x 12' 2" (4.95m x 3.71m)
Double glazed window to front aspect. Television point. Radiator.

En Suite

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

Bedroom Two

11' 2" x 8' 1" (3.40m x 2.46m)
Double glazed window 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. Plumbing for a washing machine. Space for a fridge/freezer. Electric hob with electric oven.

Bedroom Three

14' 1" x 7' 9" (4.29m x 2.36m)
Double glazed window to front aspect. Radiator.

Bedroom Four

14' 1" x 12' 1" (4.29m x 3.68m)
Double glazed window to rear aspect. Television point. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps,

wash hand basin and low level wc. Part tiled.
Radiator.

Front Garden

Block paved for off street parking. Laid to lawn area.

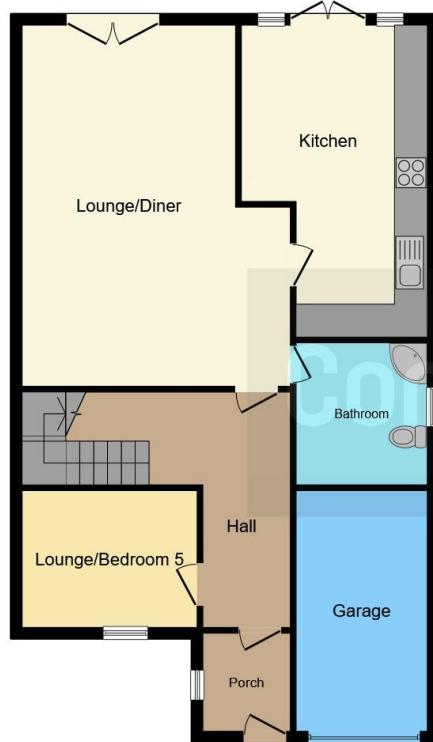
Rear Garden

Laid to lawn with a patio area.

Garage

Single garage with up and over door. Power and light supply.





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: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR311912



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