

for sale

offers in excess of **£400,000**



## St. Josephs Close Luton LU3 1ST

Connells Leagrave bring to the market a beautiful and unique detached property located in the sought after Icknield area of Luton. St. Joseph's Close briefly comprises an entrance hall, two reception rooms, kitchen area, three bedrooms and family bathroom suite.

# St. Josephs Close Luton LU3 1ST

## Entrance Porch

Double glazed window and door to front aspect.

## Entrance Hall

Door to front leading to dining area.

## Cloakroom

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

## Dining Room

10' x 9' 7" ( 3.05m x 2.92m )

Radiator.

## Lounge

15' 10" x 12' 7" ( 4.83m x 3.84m )

Double glazed patio doors to rear aspect. Cast iron fireplace. Television point. Radiator.

## Kitchen

17' x 7' 8" ( 5.18m x 2.34m )

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. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Boiler. Radiator.

## First Floor Landing

Double glazed window to side aspect. Loft access. Radiator.

## Bedroom One

18' 2" x 11' 7" ( 5.54m x 3.53m )

Double glazed window to rear aspect. Television point. Radiator.

## Bedroom Two

12' x 8' 9" ( 3.66m x 2.67m )

Double glazed window to front aspect. Radiator.

## Bedroom Three

10' 2" x 8' 10" ( 3.10m x 2.69m )

Double glazed window to front aspect. Built in cupboard. Radiator.

## Bathroom



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

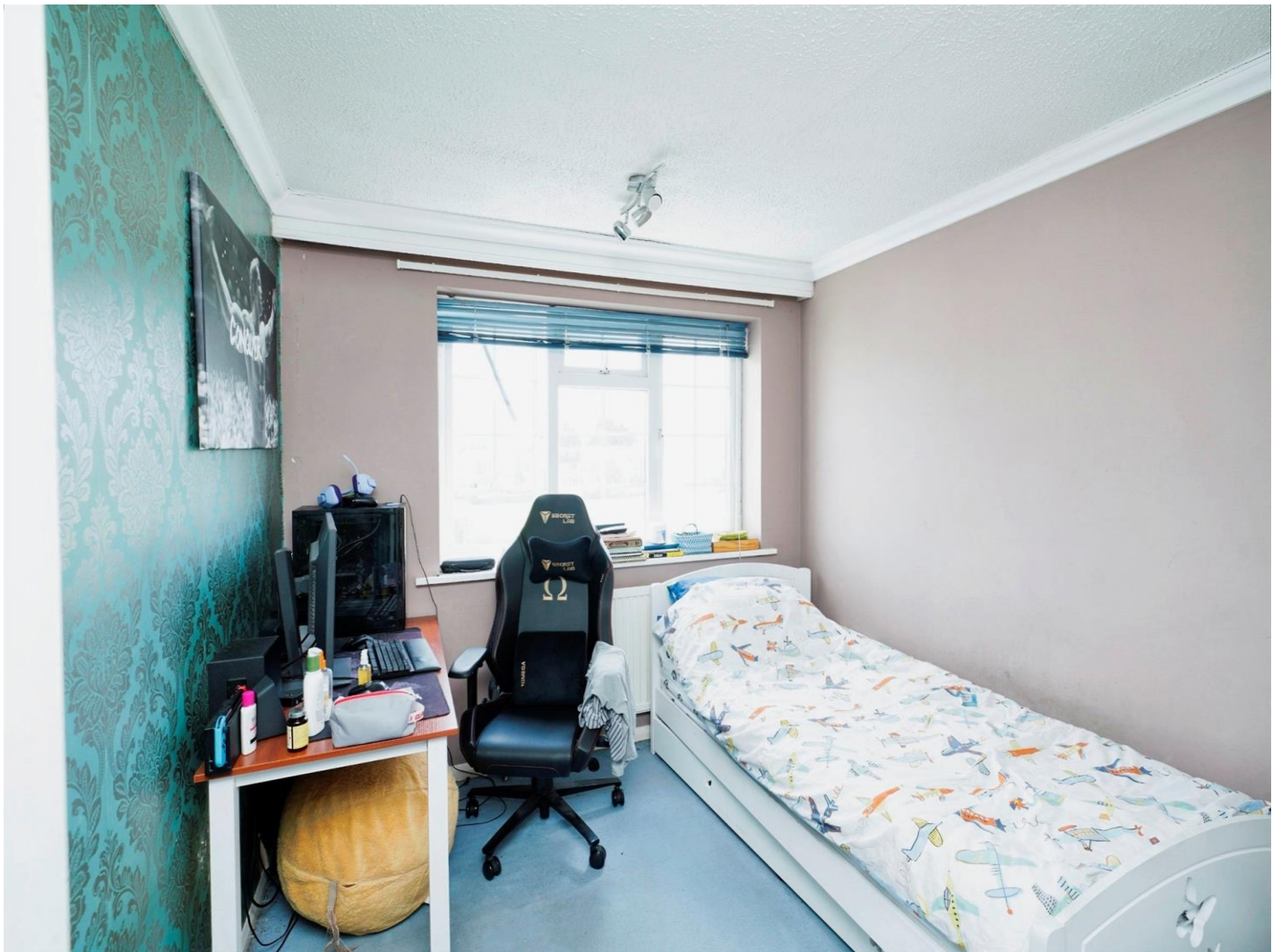
## **Rear Garden**

Laid to lawn with a patio area. Shed.

## **Garage**

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





To view this property please contact Connells on

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Property Ref: LGR310856 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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