



Connells

Summer Street
Slip End Luton



Property Description

Beautifully presented 3-bedroom end of terrace period cottage situated in a sought-after location close to local schooling, amenities, Luton airport and good access on to the M1. The property offers a generous lounge with a bay-front window and feature brick fireplace, kitchen, dining room, conservatory, and ground floor newly installed shower room.

On the first floor there are 3 double bedrooms. There is further loft room ideal for an office or storage access via a drop-down ladder. To the front of the property is a low maintenance garden. To the rear is a large 65ft south facing garden mainly laid to lawn with a patio area and large storage cupboard.

Front door leading to:

Lounge

13' 7" x 13' 2" (4.14m x 4.01m)

Stunning bay-fronted Lounge with feature open fireplace, engineered oak flooring, radiators. Opening onto: Dining Room.

Dining Room

11' 3" x 10' 10" (3.43m x 3.30m)

Light and airy Dining Room with patio doors leading to conservatory with views over the garden, stairs to First Floor Landing. engineered oak flooring. Radiator. Opening onto: Kitchen.

Kitchen

11' 6" x 6' 10" (3.51m x 2.08m)

Window to side and consisting of a range of eye level and base units with contrasting worksurfaces and tiled splash back. Integrated appliances include oven, grill, extractor and gas hob, fridge freezer, dish washer and space for washing machine

Conservatory

11' 1" x 5' 7" (3.38m x 1.70m)

Light and airy room with patio door and windows overlooking garden and radiator

Shower Room

Recently upgraded, window to side, suite consists of a walk- in shower, vanity hand wash basin, low level flush WC and heated towel rail

First Floor Landing

Bedroom 1

13' 10" x 11' 2" (4.22m x 3.40m)

Good sized light and airy double bedroom with windows overlooking the front and a radiator

Bedroom 2

11' 2" x 8' 9" (3.40m x 2.67m)

Another good-sized double bedroom with windows overlooking rear garden and radiator

Bedroom 3

10' 9" x 7' 2" (3.28m x 2.18m)

Generous single bedroom/small double with window to side and a radiator

Loft Room

12' 3" x 9' 2" (3.73m x 2.79m)

Full boarded loft with drop down ladder with eaves storage.

Exterior

To the front of the property is a low maintenance garden. To the rear is a large 65ft southwest facing garden. Mainly laid to lawn with a paved patio area ideal for entertaining.









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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EPC Rating: Awaited

Tenure: Freehold

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