



**Connells**

Brickhill Farm North Half Moon Lane  
Pepperstock Luton



### Property Description

A beautifully presented 2-bedroom detached park home situated in a sought after location overlooking rolling countryside in the popular village of Pepperstock. The property offers a modern kitchen and dining room, vaulted ceiling lounge, hallway, two good sized bedrooms and a family bathroom. Outside offers driveway parking and a generous wraparound garden.

### Lounge

13' 4" x 11' (4.06m x 3.35m)

A stunning triple aspect room, floor to ceiling windows, vaulted ceiling, feature fireplace patio doors leading onto garden, radiator and open to kitchen.

### Kitchen & Dining Area

14' 1" x 13' 7" (4.29m x 4.14m)

Window to side, modern high gloss kitchen with a range of eye level and base units with contrasting worksurfaces, splash back and integrated appliances including a fridge freezer, gas hob, oven, grill, extractor and a washing machine. Further benefits from air conditioning and two generous storage cupboards.

### Hallway

10' 5" x 5' 4" (3.17m x 1.63m)

glazed patio door to side, double storage cupboard, doors to further accommodation.



## Bedroom 1

13' 4" x 8' 6" (4.06m x 2.59m)

A good-sized double bedroom with built in wardrobes and vanity area, window to side and a radiator.

## Bedroom 2

8' 6" x 7' 2" (2.59m x 2.18m)

Another good-sized bedroom with window to side, built in wardrobes and a radiator.

## Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)

Window to side and consists of a panel bath, overhead shower with glazed surround, vanity hand wash basin, heated towel rail and a WC.

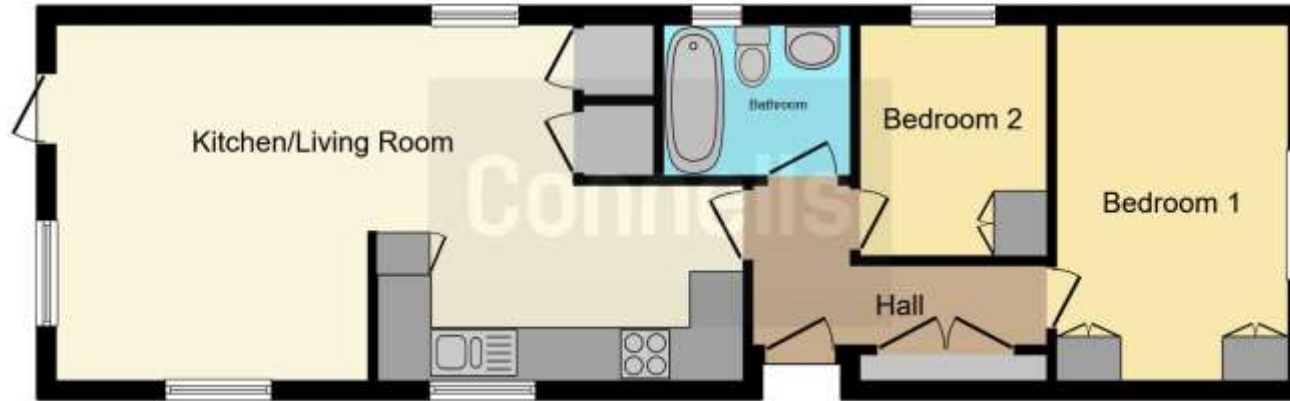
## Outside

Outside offers driveway parking and a wraparound garden mainly laid to lawn with views over fields with a raised deck area and a steel shed to remain.









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](http://www.focalagent.com)

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**EPC Rating: Exempt**

Tenure:

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