



Morrell Close, Luton, LU3 3XB

Offers In Excess Of £400,000



- **No Upper Chain**
- **Short Walk to Leagrave Train Station**
- **Detached Family Home**
- **Beautifully Maintained Rear Garden**
- **20Ft Living Room**
- **Driveway Parking with Garage**
- **Four Good Sized Bedrooms**
- **Kitchen with Utility Area**
- **Separate Dining Room**
- **Great Potential For Improvements & Renovation**

Positioned in a quiet, no through road cul de sac on the outskirts of Luton, this impressive four bedroom detached family home on a generous plot presents a rare opportunity. Offered with no upper chain, it provides the perfect blank canvas for new owners to refurbish, modernise, and truly make their own.

With generous living space and excellent potential throughout, this property is ideal for those looking to create a bespoke family home in a peaceful and well connected location close to local schools, shops, parks and green spaces aswell as good commuter links.

The property offers well-proportioned rooms throughout and is arranged over two floors, with the added benefit of a loft space. On the ground floor, the entrance hallway leads to a separate dining room, a spacious 20 foot living room with French doors opening out to the rear garden, and a kitchen that provides access to a utility room and further access to the garden.

Upstairs, the first floor landing provides access to four bedrooms, two generously sized doubles, one of which features built-in wardrobes, along with two well-sized single bedrooms that could also serve as ideal home office space. Completing the upstairs layout is a family bathroom fitted with a four-piece suite.





The property consists of generous frontage with a paved driveway offering off road parking, an integral garage, and a low-maintenance front garden with mature shrubs for added privacy.

At the rear of the property you'll find a beautiful garden offering a peaceful and private outdoor space filled with mature planting, vibrant flowerbeds, and well maintained pathways. The garden is predominantly laid to lawn and surrounded by established shrubs and trees, creating a lush and tranquil setting ideal for relaxing or entertaining.

In the garden you'll find a useful garden shed for additional storage, a courtesy door to the garage as well as a rare and unique feature of a underground storage bunker. The garden's thoughtful layout and attractive greenery provide a charming extension of the home's living space.

There is a driveway to the front which provides off road parking for several vehicles. Additionally there is a garage for further parking if required.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiators powered by a wall mounted boiler. There is mains electricity connected.

Council Tax Band D.

More about the Location.....

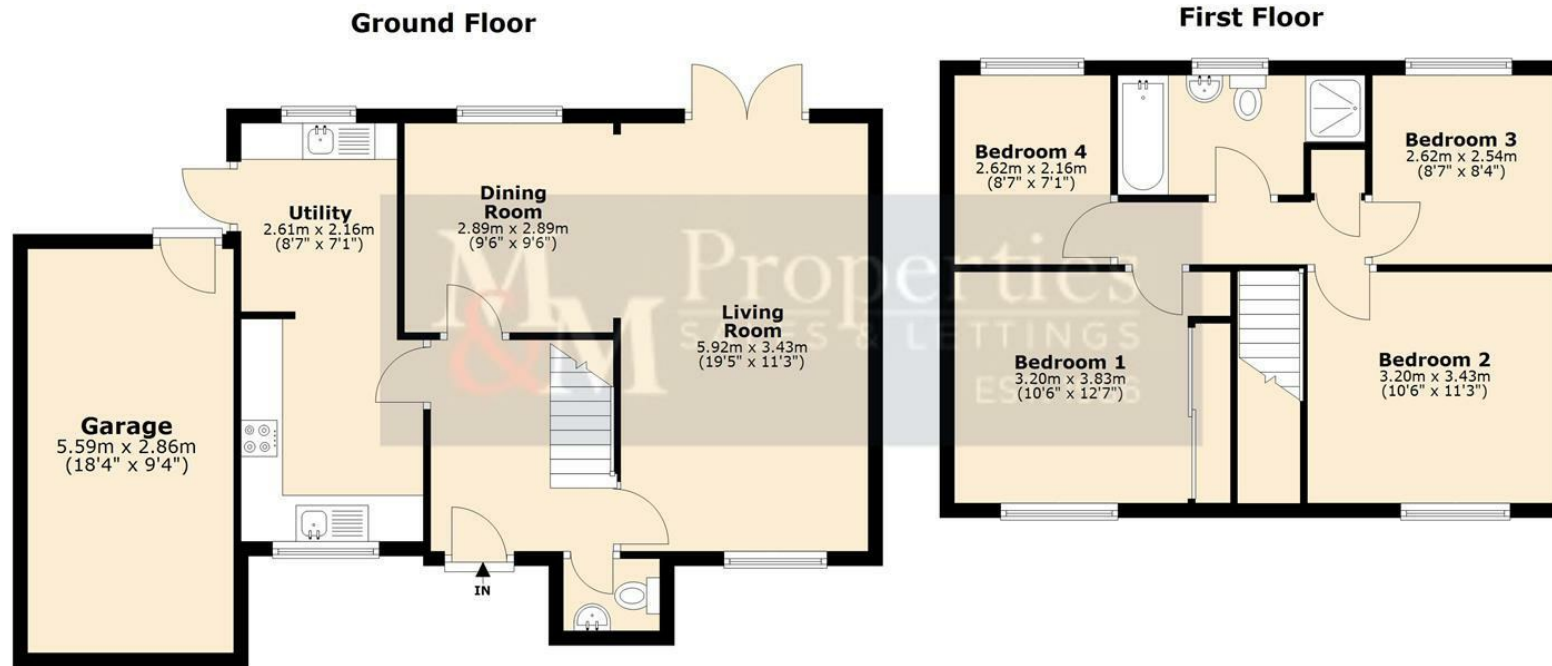
Morrell Close is located in a quiet, residential cul-de-sac in the sought-after Bramingham area of Luton. Known for its family-friendly atmosphere, the neighbourhood offers a peaceful setting with easy access to local amenities including a Sainsbury's within walking distance. Nearby, you'll find a range of schools, including popular primaries and secondaries such as Bramingham Primary School and Lea Manor High School, making it an ideal location for families.

There are excellent transport links, with Legrave Train Station just a short drive away, offering direct services into London St Pancras perfect for commuters. The M1 motorway is also within easy reach, providing convenient road access north and south.

The area benefits from nearby green spaces such as Bramingham Park and Warden Hills Nature Reserve, ideal for walking, cycling, or enjoying the outdoors. Local shops, supermarkets, and healthcare facilities are all close by, ensuring everyday needs are well catered for.



Floor Plan



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.