

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

20 Morrell Close, Luton, Bedfordshire, LU3 3XB

**£1,200 Per Calendar Month**



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The Property Experts with the Personal Touch



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## Entrance Hall

Laminate flooring, door to:

## WC

UPVC double glazed window to side, two piece suite pedestal wash hand basin and low-level WC, tiled splashback, tiled flooring.

## Garage/ Utility

17'10" x 8'0" (5.43m x 2.43m)

UPVC double glazed window to side, double radiator, Up and over door.

## Lounge

15'5" x 11'11" (4.71m x 3.63m)

UPVC double glazed window to front, double radiator, laminate flooring, carpeted stairs, open plan to Dining Room, folding door to Storage cupboard.

Storage cupboard.

## Dining Room

7'3" x 8'7" (2.21m x 2.62m)

UPVC double glazed window to rear, radiator, laminate flooring.

## Kitchen

7'3" x 11'5" (2.21m x 3.49m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, plumbing for dishwasher, electric oven, four ring electric hob with pull out extractor hood over, uPVC double glazed window to rear, laminate flooring, uPVC double glazed door.

## Bedroom 2

7'3" x 11'5" (2.21m x 3.48m)

UPVC double glazed window to rear, radiator, fitted carpet, door to:

## Bedroom 3

7'3" x 8'9" (2.21m x 2.67m)

UPVC double glazed window to rear, radiator, fitted carpet, door to:

## Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled surround, two uPVC double glazed windows to side, heated towel rail, tiled flooring, door to:

## En-suite

Three piece suite comprising recessed shower cubicle area enclosure with fitted shower and low-level WC, tiled surround, uPVC double glazed window to front, heated towel rail, tiled flooring, door to:

## Master Bedroom

9'3" x 14'3" (2.83m x 4.34m)

UPVC double glazed window to front, radiator, fitted carpet, door to:

## Landing

UPVC double glazed window to side, fitted carpet, door to Storage cupboard.

Storage cupboard.

address: 15b High Street North  
Dunstable, Beds LU6 1HX

Additional **Toddington:** 2-4 High Street  
Office: - 01525 877 771

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

## The Property Experts with the Personal Touch

**MISDESCRIPTIONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

This RARELY AVAILABLE, DETACHED PROPERTY has been RECENTLY RENOVATED THROUGHOUT to a high standard and is AVAILABLE BEGINNING OF OCTOBER on an UNFURNISHED BASIS.

MORRELL CLOSE is located within a small cul-de-sac in the popular area of BARTON HILLS and is within short walking distance to LOCAL SCHOOLS, SHOPS and TRANSPORT LINKS.

Further benefits include a GARAGE/UTILITY ROOM WITH ADDITIONAL OFF STREET PARKING, THREE PIECE BATHROOM SUITE, EN-SUITE TO MASTER, DOWNSTAIRS W/C, WHITE GOODS INCLUDED, SPACIOUS DOUBLE BEDROOM'S, BRAND NEW UPVC DOUBLE GLAZING THROUGHOUT, GAS CENTRAL HEATING and will INCLUDE GARDEN MAINTENANCE.

To fully appreciate the fantastic benefits on offer we urge you to contact your local HOUSEHOLD LETTING AGENTS office without further delay to arrange an appointment to view.



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## Road Map



## Hybrid Map



## Terrain Map



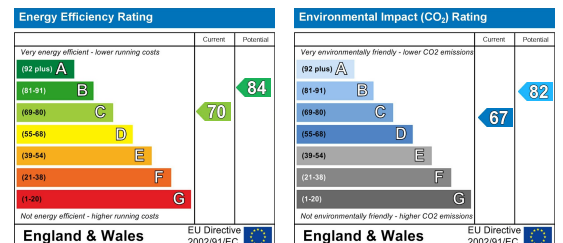
## Floor Plan



## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

## EPC



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