



Connells

Yately Close
Luton



Property Description

This larger than average two bedroom home makes the ideal first time purchases. Located at the end of a cul-de-sac in Bushmead a stones throw from Warden Hills.

Benefits include; New bathroom, new boiler and radiators, new carpet and laminate flooring, newly refurbished throughout and parking for two cars. It is also being offered to the market chain-free!

Briefly comprises porch, lounge and open plan kitchen/diner downstairs.

Upstairs are two double bedrooms and bathroom located off the landing.

Externally the rear is laid mostly to lawn and holds a summerhouse.

The front is laid mostly to lawn and there is allocated parking for two vehicles.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer.

Some local shops include a Co-op, community shop and pharmacy.

There is also a local restaurant, public house and church.

Local schools include Bushmead Primary Icknield High and Cardinal Newman Catholic School.

Luton Sixth Form College and Barnfield College are also within close reach.

Luton mainline railway station and Leagrave station are both within 2.5 miles from the house.

Call now to view!



Entrance Porch

Double glazed window to side aspect. Double glazed frosted door to front aspect.

Entrance Hall

Wooden floor. Stairs leading to first floor. Radiator.

Lounge

Double glazed window to front aspect. Wooden floor. Radiator.

Kitchen/Diner

Double glazed window to rear aspect. Double glazed patio doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated electric hob with oven and fan over. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Boiler. Part tiled. Radiator.

First Floor Landing

Double glazed window to side aspect. Airing cupboard housing hot water tank. Loft access.

Bedroom One

Two double glazed windows to front aspect. Built in wardrobe. Over stairs storage cupboard. Two radiators.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled. Extractor fan. Radiator.

Front Garden

Lawn area. Shrubs and trees.

Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Summer house with power and light. Gate to front.

Parking

Two allocated parking spaces to the front.





To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C Council Tax
Band: C

view this property online [connells.co.uk/Property/LUN103898](https://www.connells.co.uk/Property/LUN103898)

Tenure: Freehold



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