



**Connells**

Repton Close  
Luton



### Property Description

Connells Leagrave bring to the market a three bedroom semi detached property located in the sought after Repton Close. The property briefly comprises an entrance into a modern kitchen, open plan lounge/diner, conservatory and garage conversion into a bedroom and ensuite. The upper floor contains two spacious bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front, with a rear garden blending of patio and laid to lawn areas.

The location of this house further adds to its allure. Situated in the vicinity of local amenities and parks, you'll have everything you need close at hand. With Leagrave Mainline Station within walking distance, commuting to London or other nearby towns is a breeze, making it a perfect choice for professionals who seek a balance between city living and suburban tranquility.

Families with children will appreciate the proximity to good schools, ensuring an easy and convenient journey for their education. The cul-de-sac location provides additional safety and a peaceful environment, perfect for those seeking a sense of community and privacy.

### Entrance Hall

Double glazed door to side aspect.

### Lounge

15' 6" x 12' 6" ( 4.72m x 3.81m )  
Door and window to rear aspect. Double glazed window to side aspect. Television point. Radiator.

### Kitchen

12' 6" x 7' 1" ( 3.81m x 2.16m )  
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Gas hob with electric oven and cooker hood over.

Integrated dishwasher. Combi boiler. Radiator.

### Conservatory

11' 2" x 10' 6" ( 3.40m x 3.20m )  
Brick built base. Double glazed window to side and rear aspects. Double glazed door to side aspect.

### Bedroom One

12' 6" x 7' 1" ( 3.81m x 2.16m )  
Double glazed window to front aspect. Built in cupboard. Radiator. Loft access.

### Bedroom Two

12' 6" x 8' 1" ( 3.81m x 2.46m )  
Double glazed window to rear aspect. Radiator.

### Bedroom Three

12' 6" x 7' 2" ( 3.81m x 2.18m )  
Double glazed window to front aspect. Television point. Electric heater. Radiator. Loft access.

### En Suite

Extractor fan. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled.

### Bathroom

Double glazed window to side aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Part tiled. Radiator.

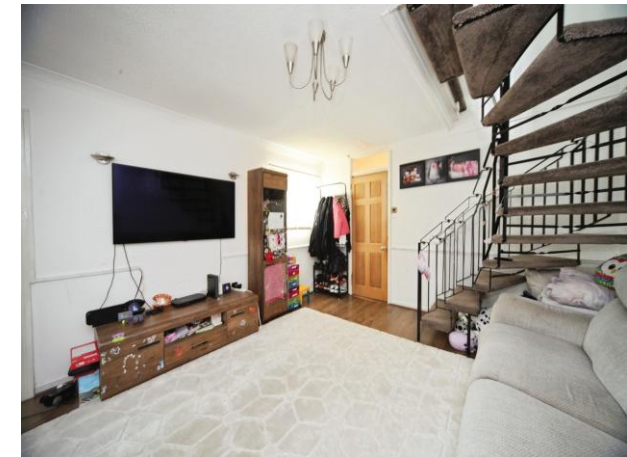
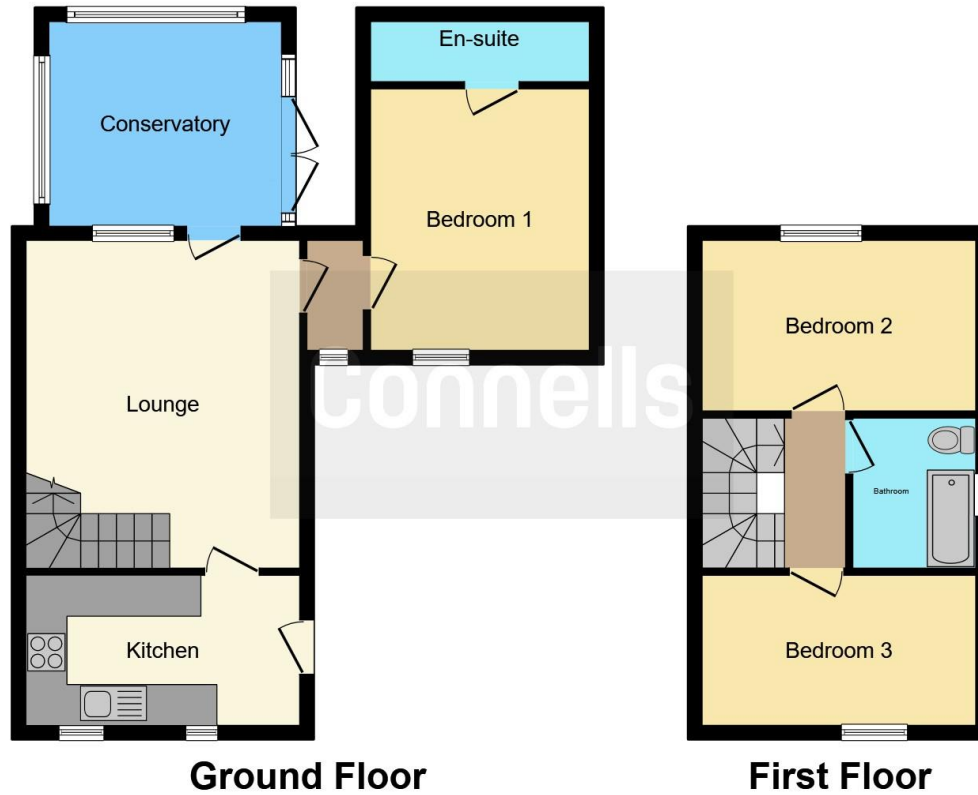
### Front Garden

Laid to lawn with off street parking.

### Rear Garden

Laid to lawn with a patio and decking area. Shed.





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)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/LGR312048](http://connells.co.uk/Property/LGR312048)**

Tenure: Freehold



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