



**Connells**

Marlin Court Marlin Road  
Luton



### Property Description

Connells Leagrave present a two bedroom mid terraced property located in the sought after location of Lewsey Farm. Marlin Court briefly comprises an entrance hall, kitchen, open plan lounge/diner and conservatory to rear. The upper floor contains two bedrooms and a modern family bathroom suite. Externally the property benefits from a low maintenance front garden and a rear garden blending of patio and laid to lawn area.

A well-located property set within the cul-de-sac of Marlin Court, just off the ever-popular Marlin Road in Luton's Lewsey area. This address benefits from excellent access to the L&D Hospital, local amenities, schools, supermarkets and strong transport links including the M1 (J11) and nearby rail connections—ideal for commuters and families

### Entrance Hall

double glazed door to front aspect. Radiator.

### Lounge/Diner

Double glazed window and patio doors to rear aspect. Television point. Radiator.

### Kitchen

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. Space for a freestanding gas cooker. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer.

### Conservatory

Wooden construction. Double glazed window and patio doors to rear aspect.

### First Floor Landing

Double glazed window to front aspect. Loft access. Airing cupboard housing combi boiler.

### Bedroom One

Double glazed window to rear aspect. Radiator.

### Bedroom Two

Double glazed window to rear aspect. Radiator.

### Shower Room

Double glazed window to front aspect. Suite comprising walk in shower, wash hand basin and low level wc. Fully tiled. Under floor heating.

### Rear Garden

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





To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/LGR311872](https://www.connells.co.uk/Property/LGR311872)**

Tenure: Freehold



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