



**Connells**

Dellcot Close  
Luton





### Property Description

A well-presented three-bedroom semi-detached home situated in the highly sought-after Stopsley area.

Located on the quiet cul-de-sac of Dellcot Close. The property briefly comprises an entrance porch with fitted wardrobes for storage, an entrance into the property boasting beautiful open plan living space, with a modern fitted kitchen, immaculate family bathroom, conservatory and extended dining area. The upper floor contains three spacious bedrooms, with another room utilised as a walk in wardrobe. The loft area adds storage converted attic space, with double glazed velux windows to rear with power and a light. Planning permission applied for a double story extension to rear currently agreed in pre planning stage.

Outside, you'll find a generous rear garden and convenient off-road parking. Ideally located close to Putteridge schools, local shops, parks, and excellent transport links, making it perfect for families and commuters alike.

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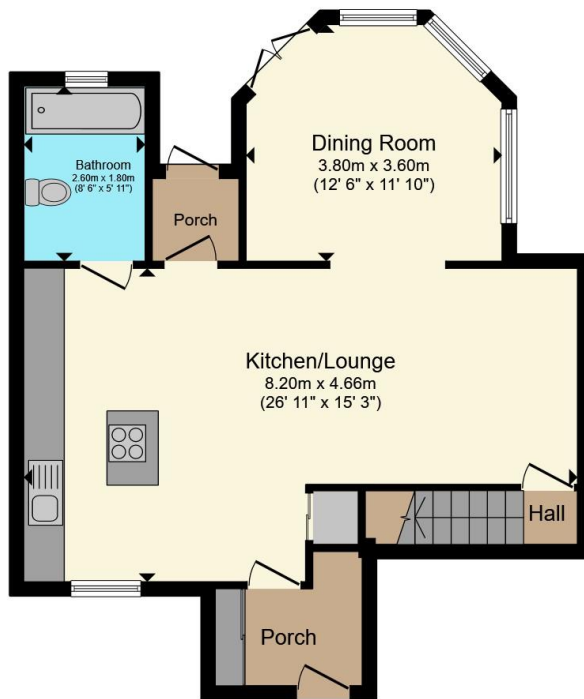
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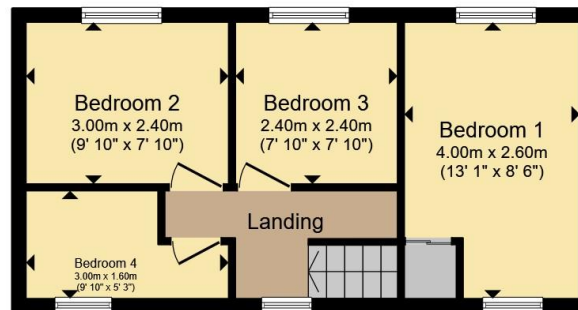
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**Ground Floor**



**First Floor**

Total floor area 92.6 m<sup>2</sup> (997 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
LUTON LU2 7XH

EPC Rating: Council Tax  
Awaited Band: B

**view this property online [connells.co.uk/Property/STP308375](http://connells.co.uk/Property/STP308375)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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