



**Connells**

Holkham Close  
Luton



## Property Description

Connells Legrave presents a CHAIN FREE three bedroom mid terraced property. Holkham Close briefly comprises an entrance porch, lounge/diner, kitchen, downstairs W/C and conservatory. The upper floor contains three spacious bedrooms and family bathroom suite. The property also has off street parking rear garden is a blend of patio and laid to lawn areas.

Conveniently situated close to Luton/Dunstable Hospital and M1 Junction 11, commuters will find it easy to travel to and from work. Holkham Close is well-known for its popular school catchments area. Families can take advantage of the excellent local education options nearby. This property is specifically tailored for those looking to settle down and raise a family in a safe and vibrant community.

## Entrance Porch

Double glazed door to front aspect.

## Entrance Hall

Double glazed door to front aspect. Radiator.

## Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin.

## Lounge

Double glazed window to front aspect. Radiator.

## Dining Room

Patio doors leading to conservatory.

## Conservatory

## Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Gas hob with fan oven and extractor fan over.

## Bedroom One

Double glazed window to front aspect. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bedroom Three

Double glazed window to rear aspect. Radiator.

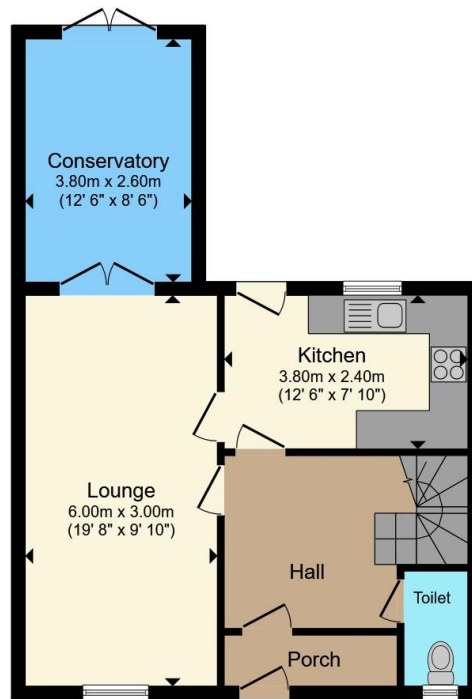
## Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Radiator.

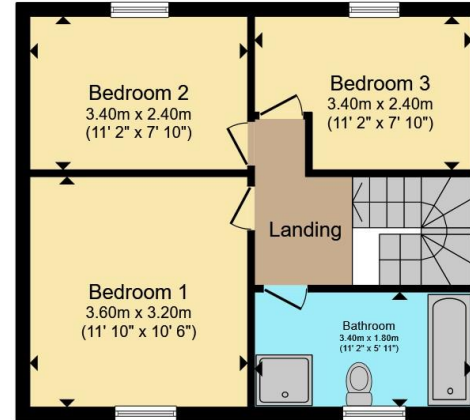








**Ground Floor**



**First Floor**

Total floor area 94.6 m<sup>2</sup> (1,018 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)



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
 LUTON LU3 2QQ

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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