





## Property Description

Connells Leagrave bring to the market a HEAVILY EXTENDED four bedroom semi detached property located on the sought after L&D borders. Bracknell Close briefly comprises an entrance porch, entrance hall, lounge, open plan kitchen/diner, with extension to the rear adding an additional reception room and full downstairs bathroom. The first floor has three spacious bedrooms and a family bathroom suite. The second floor via a loft conversion adds a master bedroom suite which includes a WC. Externally the property benefits from off street parking and laid to lawn areas at the front, with a rear garden comprising of patio and laid to lawn areas.

Located in a quiet cul-de-sac, you'll enjoy a peaceful and serene environment, perfect for unwinding after a long day. Lewsey Farm is known for its convenient access to local amenities and transport links. Situated within proximity to Luton/Dunstable Hospital, you'll have peace of mind knowing that medical services are easily accessible. The property also benefits from its proximity to Junction 11 of the M1, providing excellent connectivity for commuting to London, Milton Keynes, or other nearby towns. Bracknell Close is a lovely residential area, offering a sense of community and safety. Families will appreciate the nearby schools and various green spaces, ensuring plenty of recreational opportunities for children and pets. Now is the time to seize this opportunity and make this house your forever home. With its desirable features, spa

## **Entrance Porch**

Double glazed door and window to front aspect.

## **Entrance Hall**

Double glazed door to front aspect. Radiator.

## **Lounge**

Double glazed window to front aspect. Television point. Radiator.

## **Kitchen**

Double glazed window and door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Space for a freestanding electric cooker. Cooker hood over.

## **Dining Room**

Double glazed patio doors to rear aspect. Built in cupboard. Combi boiler. Radiator.

## **Bathroom ( Ground Floor)**

Double glazed window to rear aspect. Suite comprising bath with mixer taps, shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

## **First floor Landing**

Double glazed window to side aspect.

## **Bedroom Two**

Double glazed window to front aspect. Radiator.

## **Bedroom Three**

Double glazed window to rear aspect. Television point. Radiator.

## **Bedroom Four**

Double glazed window to front aspect. Radiator.

## **Bathroom**

Double glazed window to side and rear aspects. Suite comprising walk in shower, wash hand basin and low level wc. Part tiled. Radiator.

## **Second Floor Landing**

Stairs leading from first floor landing.

## **Bedroom One/Loft Room**

Double glazed Velux window to front aspect. Double glazed window to rear aspect. Television point. Radiator.

## **En Suite**

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

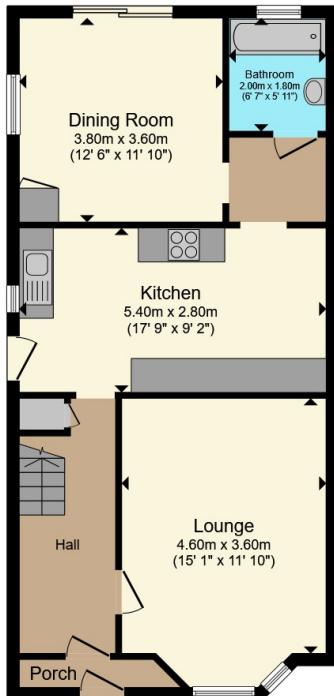
## **Front Garden**

Laid to lawn with off street parking.

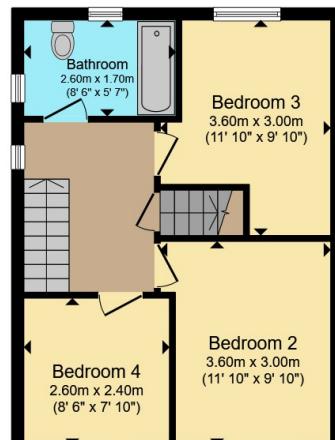
## **Rear Garden**

Laid to lawn with a patio area. Shed.





## Ground Floor



## First Floor



## Second Floor

Total floor area 142.0 m<sup>2</sup> (1,528 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

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185 Marsh Road Leagrave  
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EPC Rating: C      Council Tax  
Band: B

view this property online [connells.co.uk/Property/LGR312179](http://connells.co.uk/Property/LGR312179)

Tenure: Freehold



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Property Ref: LGR312179 - 0012