



**Connells**

Loftus Close  
Luton



## Property Description

A beautifully presented three-bedroom semi-detached home located on the popular Loftus Close in Luton.

This property offers a bright and welcoming living space, featuring a spacious lounge, a modern fitted kitchen, and a separate dining area ideal for family meals or entertaining guests. Upstairs, you'll find three well-proportioned bedrooms along with a contemporary family bathroom.

The home benefits from a private rear garden perfect for relaxing or outdoor dining, as well as off-road parking to the front. Situated in a quiet cul-de-sac, the location provides easy access to Luton and Dunstable hospital, local schools, shops, parks, and excellent transport links into the town centre and beyond.

A fantastic opportunity for first-time buyers, families, or anyone looking for a comfortable home in a sought-after Luton neighbourhood.

## Entrance Hall

Double glazed door and window to front aspect. Radiator.

## Lounge

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

## Dining Room

Double glazed patio doors to rear aspect. Radiator.

## Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and bowl unit with kettle tap and water softener. Space for a fridge/freezer. Integrated dishwasher. Radiator.

## First Floor Landing

Double glazed window to side aspect. Loft access.

## Bedroom One

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

## Bedroom Two

Double glazed window to rear aspect. Built in cupboard. Television point. Radiator.

## Bedroom Three

Double glazed window to front aspect. Built in cupboard. Radiator.

## Bathroom

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

## Loft Space

Partially boarded. Combi boiler.

## Front Garden

Block paved providing off road parking.

## Rear Garden

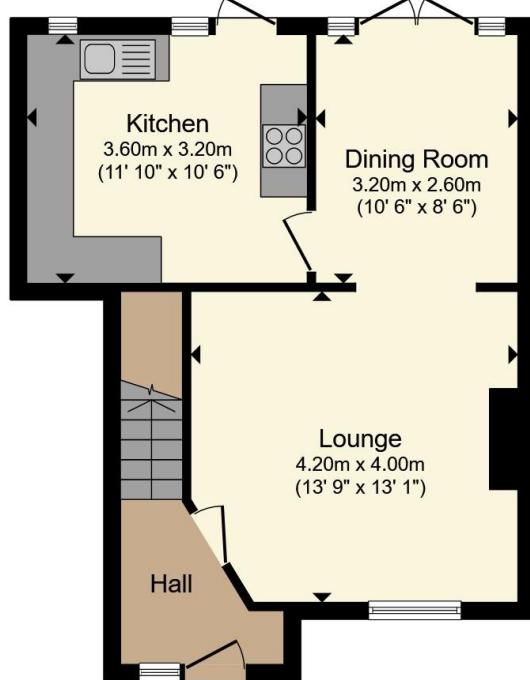
Laid to lawn with a patio and decking area.

## Garage

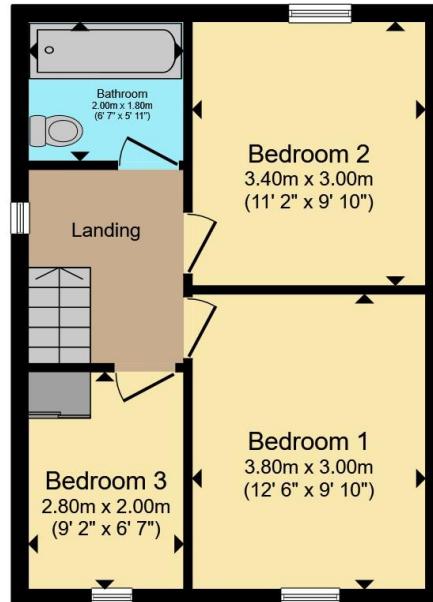
Single garage with electric door. Power and light supply. Plumbing for a

washing machine.





**Ground Floor**



**First Floor**

Total floor area 80.0 m<sup>2</sup> (861 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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EPC Rating: C    Council Tax  
Band: C

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Tenure: Freehold



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