



**Connells**

Wickstead Avenue  
Luton



### Property Description

Connells Leagrave present a HEAVILY EXTENDED spacious family home located in the sought after Leagrave area. Wickstead Avenue briefly comprises an extended porch and entrance hall, lounge, kitchen area and extended lounge/dining area. The first floor has three spacious bedrooms and family bathroom. The second floor is a spacious double bedroom and full bathroom. The property also benefits from a large rear garden benefiting from a full annex.

Situated on a popular residential road in the Leagrave area of Luton making it ideal for commuters with Leagrave mainline railway station and Junction 11 of the M1 Motorway providing services into London. Families will benefit from an excellent choice of schools, shops and amenities all found locally.



## **Entrance Hall**

Double glazed door to front aspect. Double glazed window to side aspect. Radiator.

## **Lounge**

Double glazed window to front aspect. Radiator.

## **Dining Room**

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

## **Kitchen**

Double glazed door and window to rear 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 fridge/freezer. Space for a freestanding gas cooker. Cooker hood over.

## **First Floor Landing**

Stairs leading from entrance hall.

## **Bedroom Two**

Double glazed window to front aspect. Radiator.

## **Bedroom Three**

Double glazed window to rear aspect. Radiator.

## **Bedroom Four**

Double glazed window to rear aspect. Radiator.

## **Bathroom**

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

## **Landing**

Double glazed Velux window to front aspect.

## **Bedroom One**

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

## **Bathroom**

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

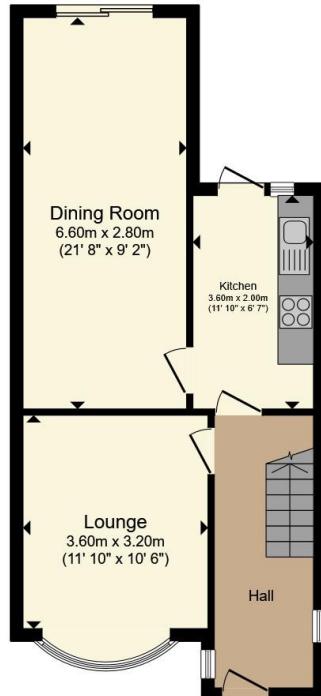
## **Rear Garden**

Laid to lawn with a patio area. Two brick built outbuildings.

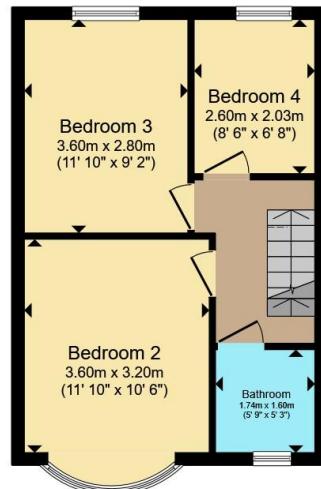
## **Outbuilding**

Double glazed window and door to front aspect. Wall and base units incorporating a stainless steel sink and drainer unit. Space for a fridge. Television point.  
En suite - Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Extractor fan.





**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 107.6 m<sup>2</sup> (1,159 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: D    Council Tax  
Band: B

view this property online [connells.co.uk/Property/LGR312138](http://connells.co.uk/Property/LGR312138)



Tenure: Freehold



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