



Connells

Marlin Road
Luton



Property Description

Connells Leagrave present this well-maintained three-bedroom semi-detached property situated on the sought after Marlin Road in Luton. Offering a fantastic combination of space, comfort, and convenience, this home is ideal for growing families, first-time buyers, or anyone looking for a move in ready property in a popular residential area. Marlin Road briefly comprises an entrance hall, lounge, diner and kitchen area. The upper floor contains three generous sized bedrooms and a bathroom suite with separate WC. Externally the property benefits from off street parking to the front, with a rear garden being a blend of patio, laid to lawn areas with a greenhouse and a pond.

Located in a family friendly area, Marlin Road is perfectly positioned for easy access to local schools, supermarkets, parks, and excellent transport links including the M1, A6, and Luton's rail stations - making commuting straightforward.

This property represents a fantastic opportunity to secure a well-proportioned home in a desirable location. Early viewing is highly recommended.



Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

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

Dining Room

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

Kitchen

Double glazed 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. Plumbing for a dishwasher. Integrated fridge/freezer. Integrated washing machine. Gas hob with electric oven and cooker hood over. Combi boiler.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bathroom

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

Separate Wc

Double glazed window to side aspect. Low level wc and wash hand basin. Part tiled.

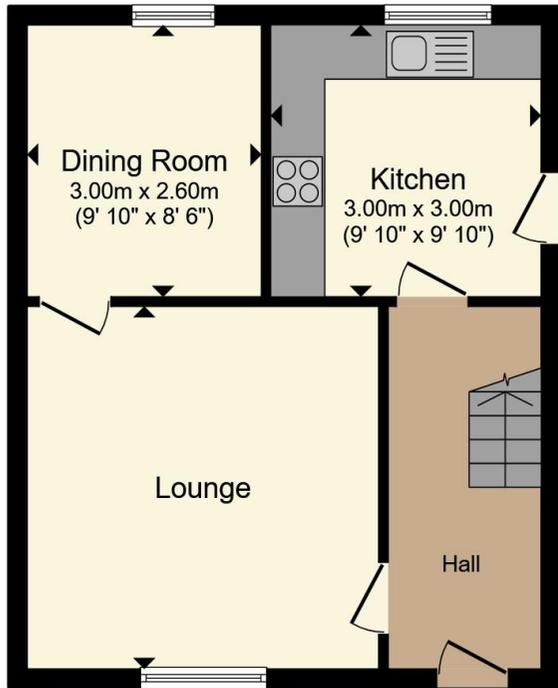
Front Garden

Off street parking.

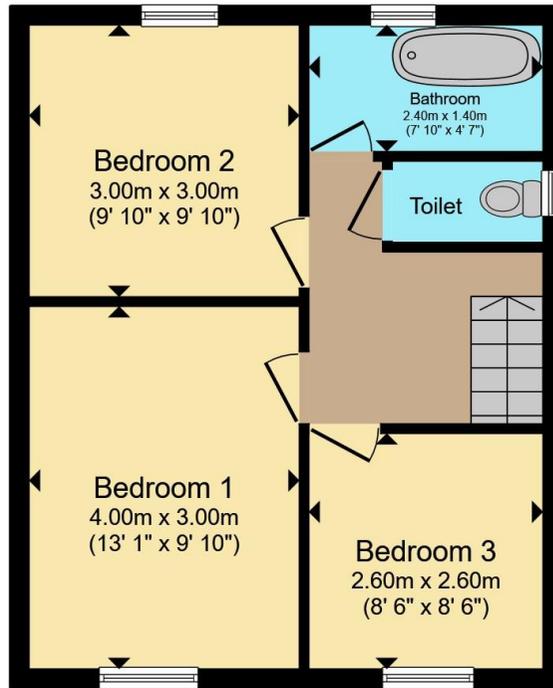
Rear Garden

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





Ground Floor



First Floor

Total floor area 80.9 m² (871 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



To view this property please contact Connells on

T 01582 595 127
E legrave@connells.co.uk

185 Marsh Road Legrave
LUTON LU3 2QQ

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312110

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR312110 - 0005