



Connells

Marlin Court Marlin Road
Luton



Property Description

Connells Leagrave present a two bedroom mid terraced property located in the sought after location of Lewsey Farm. Marlin Court briefly comprises an entrance hall, kitchen, open plan lounge/diner and conservatory to rear. The upper floor contains two bedrooms and a modern family bathroom suite. Externally the property benefits from a low maintenance front garden and a rear garden blending of patio and laid to lawn area.

A well-located property set within the cul-de-sac of Marlin Court, just off the ever-popular Marlin Road in Luton's Lewsey area. This address benefits from excellent access to the L&D Hospital, local amenities, schools, supermarkets and strong transport links including the M1 (J11) and nearby rail connections—ideal for commuters and families



Entrance Hall

double glazed door to front aspect. Radiator.

Lounge/Diner

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

Kitchen

Double glazed window to front 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 freestanding gas cooker. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer.

Conservatory

Wooden construction. Double glazed window and patio doors to rear aspect.

First Floor Landing

Double glazed window to front aspect. Loft access. Airing cupboard housing combi boiler.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Shower Room

Double glazed window to front aspect. Suite comprising walk in shower, wash hand basin and low level wc. Fully tiled. Under floor heating.

Rear Garden

Laid to lawn with a patio and decking areas. Shed.





To view this property please contact Connells on

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EPC Rating: Council Tax
Awaited Band: B

view this property online [connells.co.uk/Property/LGR311872](https://www.connells.co.uk/Property/LGR311872)

Tenure: Freehold



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Property Ref: LGR311872 - 0003