





Property Description

This immaculate one bedroom freehold house makes the ideal first time purchase. Located in the popular Barton Hills area in LU3 with allocated parking and gardens. It has been fully refurbished by its current owner, allowing a smooth transition. This isn't one to miss!

Briefly comprises lounge and kitchen downstairs.

Upstairs is the bedroom and shower room located off the landing.

Externally is communal gardens and allocated parking.

A short walk from the home is a parade of shops for everyday needs and a beautiful park.

A little further is Sainsbury's supermarket with an Argos.

Barton Hills medical group and Bramingham Dental Clinic are also within walking distance and Leagrave railway station is just over a mile away.

There is a gym a short drive from the residence as well as Bramingham business park housing a Costa and Aldi.

Local schools include, Bramingham Primary School, The Meads Primary School and Woodlands Secondary school which rates as ofsted 'outstanding'.

Call now to view!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Double glazed bay window and frosted window to front aspect. Stairs leading to first floor. Laminate flooring. 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 fridge/freezer. Plumbing for a washing machine. Induction hob. Integrated oven with fan over. Under stairs storage cupboard. Laminate flooring.

First Floor Landing

Combi boiler in loft. Laminate flooring Radiator.

Bedroom One

Double glazed window to front and side aspects. Over stairs storage cupboard. Laminate flooring. Radiator.

Bathroom

Double glazed frosted window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Part tiled walls. Tiled flooring.

Allocated Parking

Space 69.

Gardens

Communal.





To view this property please contact Connells on

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1A Riddy Lane
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EPC Rating: E Council Tax
 Band: B

view this property online [connells.co.uk/Property/LUN104048](https://www.connells.co.uk/Property/LUN104048)

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.

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