



Connells

Launton Close
Luton



Property Description

Situated in a sought-after cul-de-sac within the popular Barton Hills development, this spacious three-bedroom detached family home offers well-balanced accommodation and excellent potential for future extension, subject to the necessary consents.

The ground floor comprises of an entrance hall, living room, dining room, kitchen, useful utility room and a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom.

Externally, the property enjoys a private rear garden and a driveway providing off-road parking. There is also a garage assessable from the utility room.

The family home offers cope to extend (stpp) making this an ideal purchase for growing families seeking a long-term home in a highly desirable location.

Nearby schools include: Bramingham Primary School, Cardinal Newman Catholic School A Specialist Science College and Woodlands Secondary School (rated Ofsted: Outstanding)

Leagrave railway station is around 1.5 miles from the residence and there are several local bus's routes in the area.

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.



Entrance Hall

Double glazed frosted window to front aspect. Stairs leading to first floor. Radiator.

Cloakroom

Double glazed frosted window to front aspect. Suite comprising low level wc and wash hand basin. Part tiled. Radiator.

Lounge

Double glazed bay window to front aspect. Gas fire place. Radiator.

Dining Room

Double glazed sliding doors to rear aspect. 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. Integrated gas hob and oven with fan over. Plumbing for a dishwasher. Under stairs storage cupboard. Part tiled.

Utility Room

Double glazed window and door to rear aspect. Space for a fridge/freezer. Plumbing for a washing machine and tumble dryer. Door to garage.

First Floor Landing

Airing cupboard housing hot water tank. Loft access.

Bedroom One

Double glazed bay window to front aspect. Built in wardrobes. Radiator.

En Suite

Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled. Extractor fan. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

Double glazed window to front aspect. Over stairs storage cupboard. Radiator.

Bathroom

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

Front Garden

Laid to lawn area.

Rear Garden

Paved area with stairs leading up to lawn area. Shrubs and trees. Shed. Gate to front garden.

Garage

Single garage with up and over door. Door to utility room.





To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LUN104043



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