



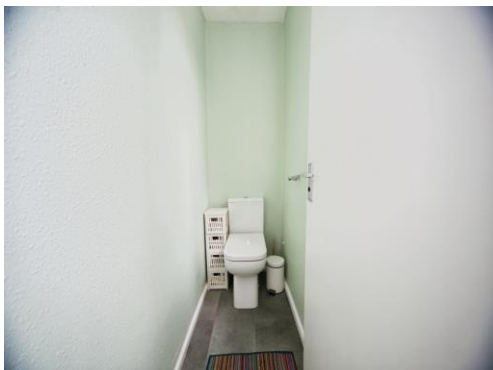
**Connells**

Duncombe Close  
Luton



# Duncombe Close Luton LU3 2HR

for sale offers in excess of  
**£280,000**



## Property Description

This two bedroom house makes the ideal first time purchase. Nestled away at the end of a cul-de-sac with front and rear gardens, double bedrooms, separate cloakroom and potential to extend (stpp) this isn't one to miss! Call now to view!

Briefly comprises hallway, lounge/diner and kitchen downstairs.

Upstairs are two double bedrooms, cloakroom and bathroom located off the landing.

The rear and front gardens are laid mostly to lawn.

Leagrave Railway Station is just over a mile from the residence as well as Luton mainline Railway station being around 2 miles. The Thameslink line running from both stations can have you in St Pancras in as little as 22 minutes.

Local shops include Co-op, Riddy Lane Stores and Morrisons. A little further you will find Sainsburys supermarket.

Local schools include Icknield Primary and High as well as William Austin infant and junior.

Barnfield College is in close proximity as is Luton Sixth Form College.

## Entrance Hall

Double glazed frosted door to front aspect. Frosted window to front aspect. Laminate flooring. Under stairs storage cupboard. Stairs leading to first floor. Boiler.

## Lounge

19' x 11' ( 5.79m x 3.35m )

Double glazed window to front and rear aspects. Laminate flooring. Radiator.

## Kitchen

10' 1" x 7' ( 3.07m x 2.13m )

Double glazed frosted door to side aspect. 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. Space for a gas cooker. Space for a fridge. Plumbing for a washing machine. Part tiled.

## First Floor Landing

Double glazed frosted window to side aspect. Loft access with insulation.

## Bedroom One

15' x 9' ( 4.57m x 2.74m )

Two double glazed window to front aspect. Over stairs storage cupboard. Radiator.

## Bedroom Two

12' x 9' 1" ( 3.66m x 2.77m )

Double glazed window to rear aspect. Airing cupboard housing boiler. Radiator.

## Separate Wc

Double glazed frosted window to side aspect. Low level wc. Lino floor.

## Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower attachment and wash hand basin. Heated towel rail. Lino flooring. Extractor fan.

## Front Garden

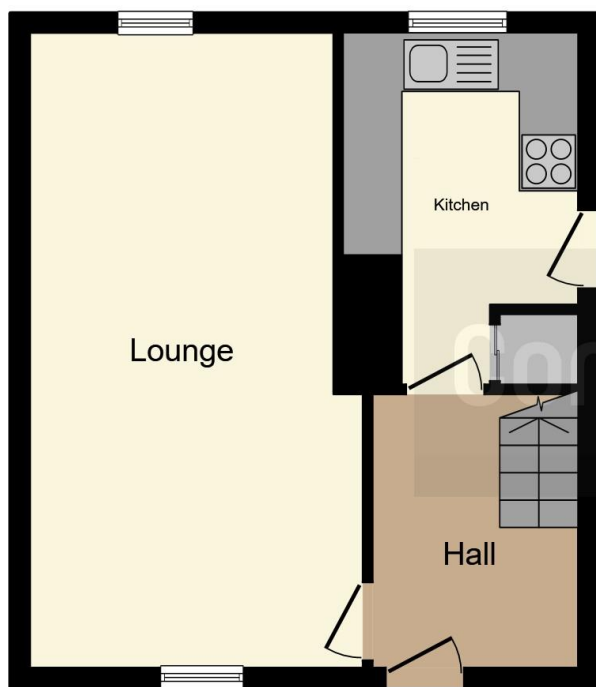
Lawn area with shrubs.

## Rear Garden

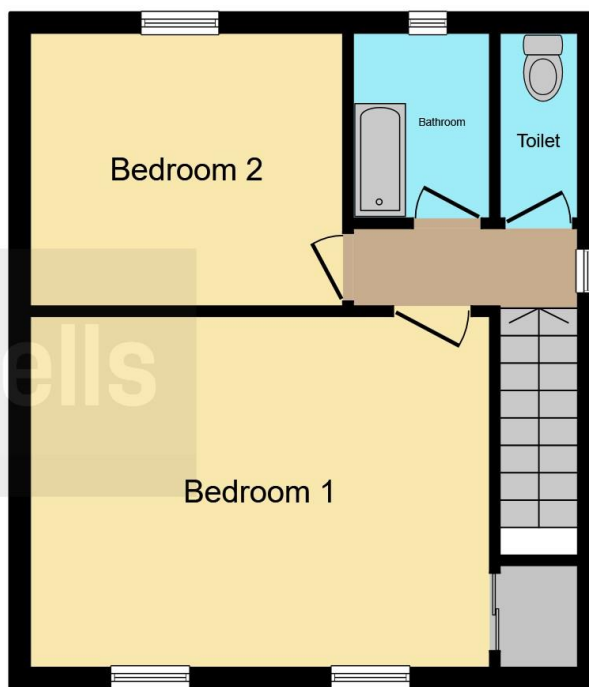
Paved, laid mostly to lawn. Shrubs and trees.  
Gate to front. Two x sheds. Two brick built  
storage cupboards.







**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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1A Riddy Lane  
 LUTON LU3 2AD

EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/LUN103530](http://connells.co.uk/Property/LUN103530)**



Tenure: Freehold



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