



**Connells**

The Furrows  
Luton



### Property Description

On the market for a guide price of £300,000 - £325,000 This three bedroom semi-detached bungalow is located in a quiet cul-de-sac in LU3. The property offers three good size bedrooms, wet room with separate cloakroom, garage and holds the potential to extend (stpp). It is also being offered to the market chain-free!

Briefly comprises cloak room, wet room, kitchen, lounge and three bedrooms, all located off the hallway internally.

Externally there is a lawn area and driveway to front/side.

The rear is laid mostly to lawn, and there is also a garage.

The desirable neighbourhood holds local amenities including Birdsfoot Lane Parade which is a short stroll away, Riddy Lane Parade a little further and Sainsbury's supermarket, which is under a mile.

Bramingham Business Park is also within close reach and offers more amenities including a Costa Coffee Café, Aldi and Marks & Spencer's.

Local schools including; Cardinal Newman Catholic School And Specialist Science College, Warden Hill Infant School and Bramingham Primary School.

Luton Sixth Form College and Barnfield College are also within close proximity.

Leagrave Railway Station is around 1.5 miles from the residence, Luton Mainline Railway Station around 1.7 miles and the A6 is within easy reach.

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### Entrance Hall

Double glazed frosted window and door to side aspect. Loft access.

## Cloakroom

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

## Wet Room

Double glazed frosted window to side aspect. Suite comprising shower and wash hand basin. Heated towel rail. Fully tiled. Extractor fan.

## Kitchen

Double glazed window to rear aspect. Double glazed window to side 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. Plumbing for a washing machine, tumble dryer and dishwasher. Space for a fridge/freezer. Part tiled. Tiled floor. Combi boiler.

## Lounge

Double glazed patio doors and window to rear aspect. Electric fire place. Radiator.

## Bedroom One

Double glazed window to front aspect. Radiator.

## Bedroom Two

Double glazed window to front aspect. Radiator.

## Bedroom Three

Double glazed window to rear aspect. Radiator.

## Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Gate to side aspect.

## Garage

Double doors to front. Window to rear aspect.





Total floor area 66.5 m<sup>2</sup> (716 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](http://www.propertybox.io)



To view this property please contact Connells on

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1A Riddy Lane  
 LUTON LU3 2AD

EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/LUN103908](http://connells.co.uk/Property/LUN103908)**

Tenure: Freehold



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