



The Magpies Luton LU2 7XT

for sale offers in excess of
£325,000



Property Description

This three bedroom freehold house is situated at the end of a cul-de-sac on a larger than average plot offering a bigger garden with potential to extend (stpp). Located in Bushmead, LU2 with parking for two cars, open plan living and outbuilding this makes the ideal home for a growing family.

Briefly comprises open plan lounge, diner and kitchen downstairs.

Upstairs are three bedrooms and family bathroom located off the landing.

The rear is laid mostly to lawn and holds an outbuilding with power and lighting. There is also a gate back to the front.

The front has parking for two cars.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer. Some local shops include a Co-op, community shop and pharmacy.

There is also a local restaurant, public house and church.

Local schools include Bushmead Primary School & Cardinal Newman Catholic School as well as Luton Sixth Form College and Barnfield College.

Luton mainline railway station & Leagrave railway station are a short drive from the dwelling.

Call today to book your viewing!

Lounge

15' x 12' 1" (4.57m x 3.68m)
Double glazed frosted door to front aspect.
Double glazed bay window to front aspect.
Stairs leading to first floor. Under stairs storage cupboard housing hot water tank and boiler. Laminate flooring. Radiator.

Dining Room

10' x 8' (3.05m x 2.44m)
Double glazed patio doors to rear aspect.
Laminate flooring. Radiator.

Kitchen

9' x 6' (2.74m x 1.83m)
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units wit work surfaces over incorporating a sink and drainer unit. Part tiled. Integrated gas hob and electric oven with fan over. Plumbing for a washing machine. Space for a fridge/freezer. Laminate flooring.

First Floor Landing

Carpet.

Bedroom One

13' x 8' (3.96m x 2.44m)
Double glazed window to front aspect.
Laminate flooring. Radiator.

Bedroom Two

9' 1" max x 8' max (2.77m max x 2.44m max)
Double glazed window to rear aspect.
Laminate flooring. Radiator. Loft access - part boarded.

Bedroom Three

6' 1" x 6' 1" (1.85m x 1.85m)
Double glazed window to rear aspect.
Laminate flooring. Radiator.

Bathroom

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

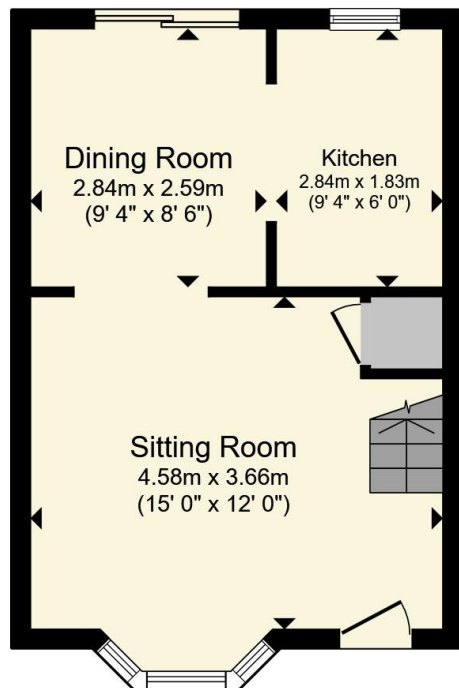
Front Garden

Two allocated parking spaces.

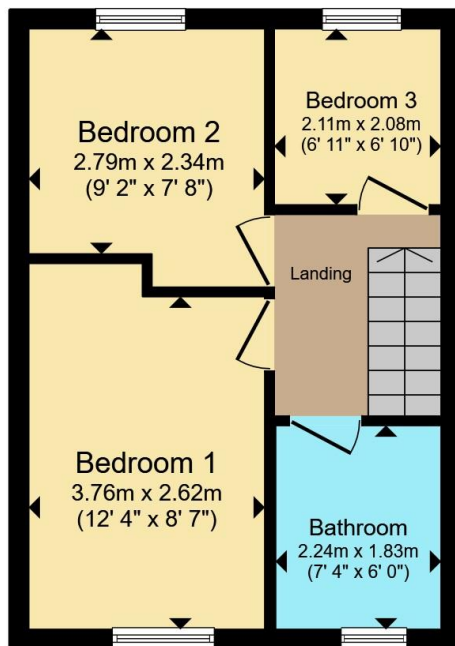
Rear Garden

Laid mainly to lawn with a paved patio area.
Outbuilding with power, light and heating.
Shrubs and trees. Gate to side aspect.





Ground Floor



First Floor

Total floor area 60.3 m² (649 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



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/LUN103684

Tenure: Freehold



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