



**Connells**

Morris Close  
Luton



## Property Description

Connells Leagrave present a four bedroom semi detached property located in the sought after Marsh Farm area of Leagrave. Morris Close briefly comprises an entrance hall, cloakroom, lounge, open plan lounge/diner. The upper floor contains four bedrooms and family bathroom suite. Externally the property benefits from a rear garden of patio and laid to lawn areas.

The recent addition of shops, doctors, eateries and dental surgery are all less than five minutes walk. As well as the walking distance jaunt to Leagrave Train Station, the regular bus routes will get you to the Station, Town Centre, Hospital, Shops and Dunstable.

## Entrance Hall

Double glazed door to front aspect.

## Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Combi boiler.

## Lounge

Double glazed patio doors to rear aspect. Television point. Radiator.

## Kitchen/Diner

Double glazed window and door to rear aspect. 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. Plumbing for a washing machine. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over.

## First Floor Landing

Loft access.

## Bedroom One

Double glazed window to rear aspect. Television point. Radiator.

## Bedroom Two

Double glazed window to side aspect. Built in cupboard. Television point. Radiator.

## Bedroom Three

Double glazed window to rear aspect. Television point. Radiator.

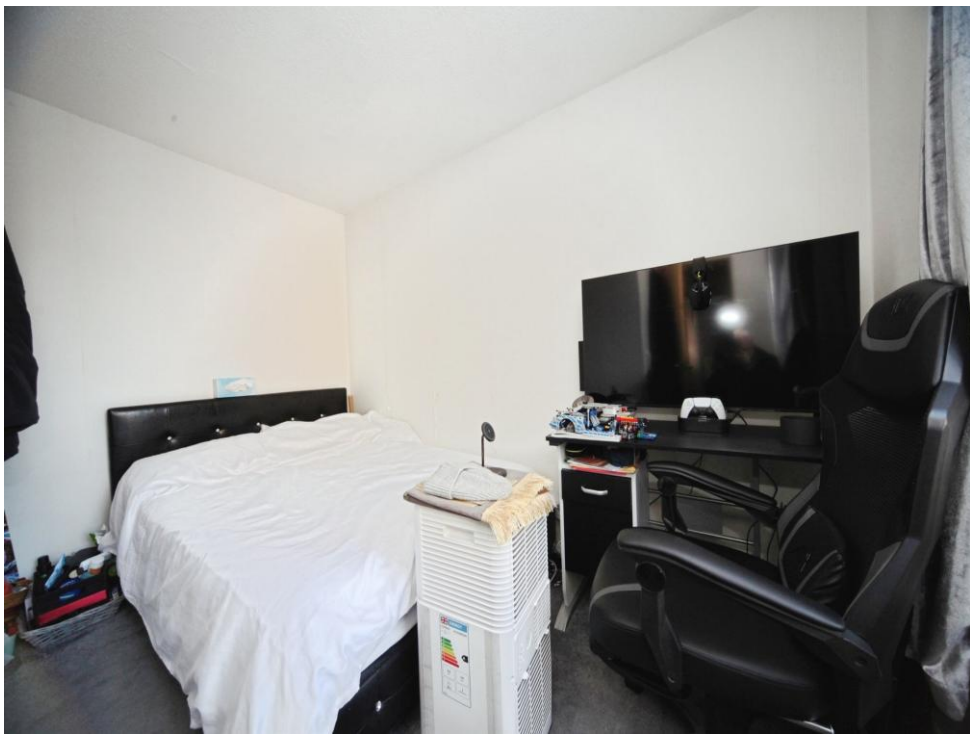
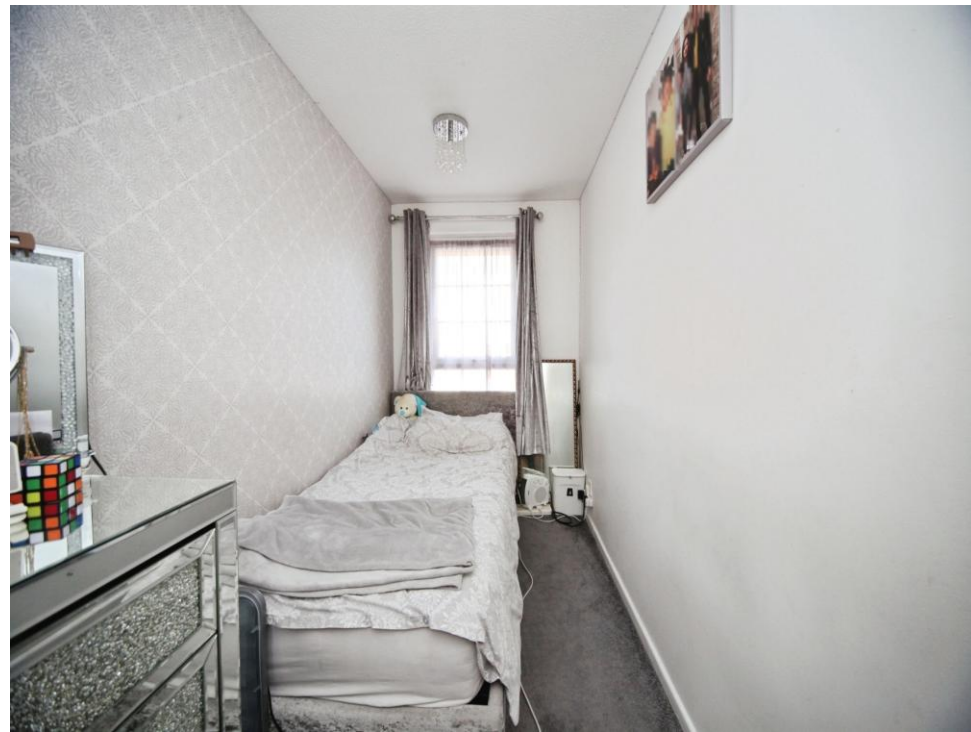
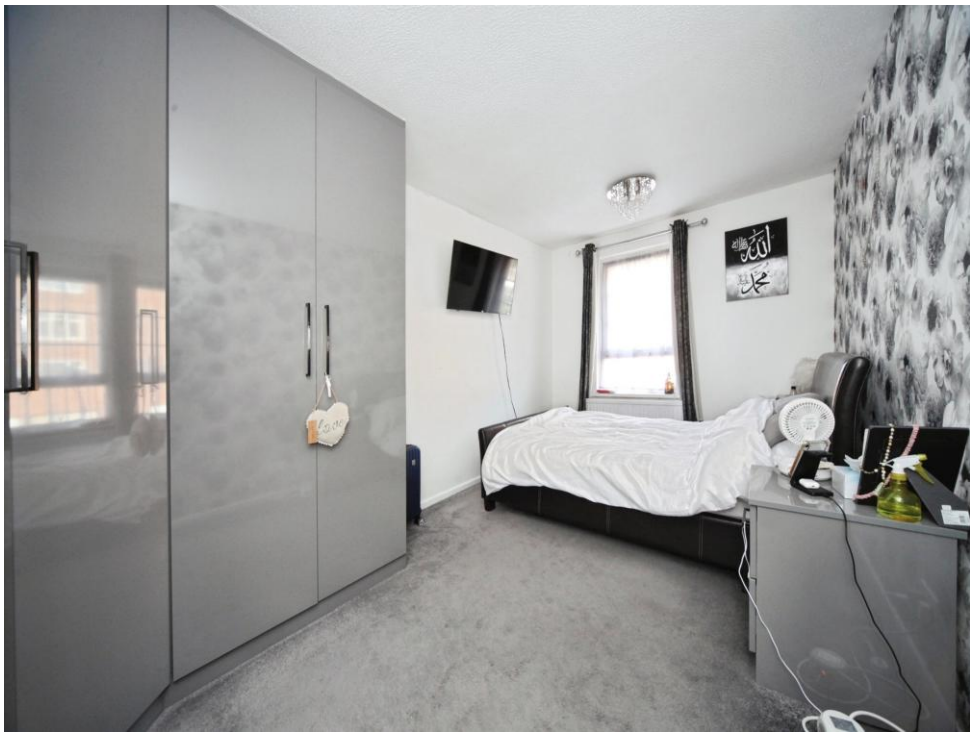
## Bedroom Four

Double glazed window to rear aspect. Radiator.

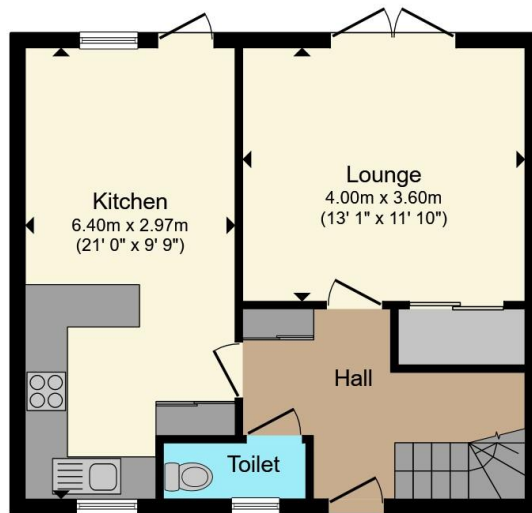
## Rear Garden

Laid to lawn with a patio area.

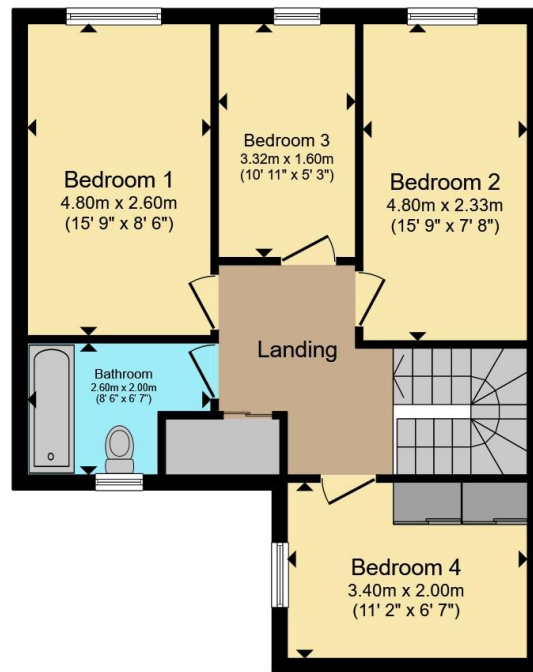








**Ground Floor**



**First Floor**

Total floor area 99.4 m<sup>2</sup> (1,070 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

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
LUTON LU3 2QQ

EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LGR311134](http://connells.co.uk/Property/LGR311134)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LGR311134 - 0007