



**Connells**

Brickhill Farm Park Homes Half Moon Lane  
Pepperstock Luton



### Property Description

A stunning, refurbished and reconfigured Park Home in move in condition. This beautiful home will only be appreciated by internal viewing. Accommodation comprises of two double bedrooms, luxury shower room, spacious and beautifully fitted kitchen/breakfast room with conservatory off. Double aspect lounge/diner, stunning landscaped gardens and parking.

### Entrance Hall

### Lounge/Dining Room

Irregular Shaped Room 19' 8" max x 15' 9" max (5.99m max x 4.80m)

A spacious and bright double aspect room.

### Kitchen/Breakfast Room

14' 5" x 9' 10" (4.39m x 3.00m)

Beautifully fitted with an abundance of built in wall and base units and complimentary worksurfaces, built in oven and microwave, hob with extractor fan over, single bowl sink and drainer. Window overlooking the garden. Opening into a further breakfast area/conservatory.

### Conservatory

9' 10" x 7' 7" (3.00m x 2.31m)

### Inner Hallway



## Bedroom One

17' 5" max x 9' 10" max (5.31m max x 3.00m max)

A reconfigured room offering great space with built in mirrored wardrobes and window to side.

## Shower Room

Irregular Shaped Room 6' 11" x 6' 3" (2.11m x 1.91m)

A high spec wet room comprising of a triple shower cubicle, low level w/c, wash basin - all with complimentary splashbacks.

## Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

Window to side and fitted wardrobe.

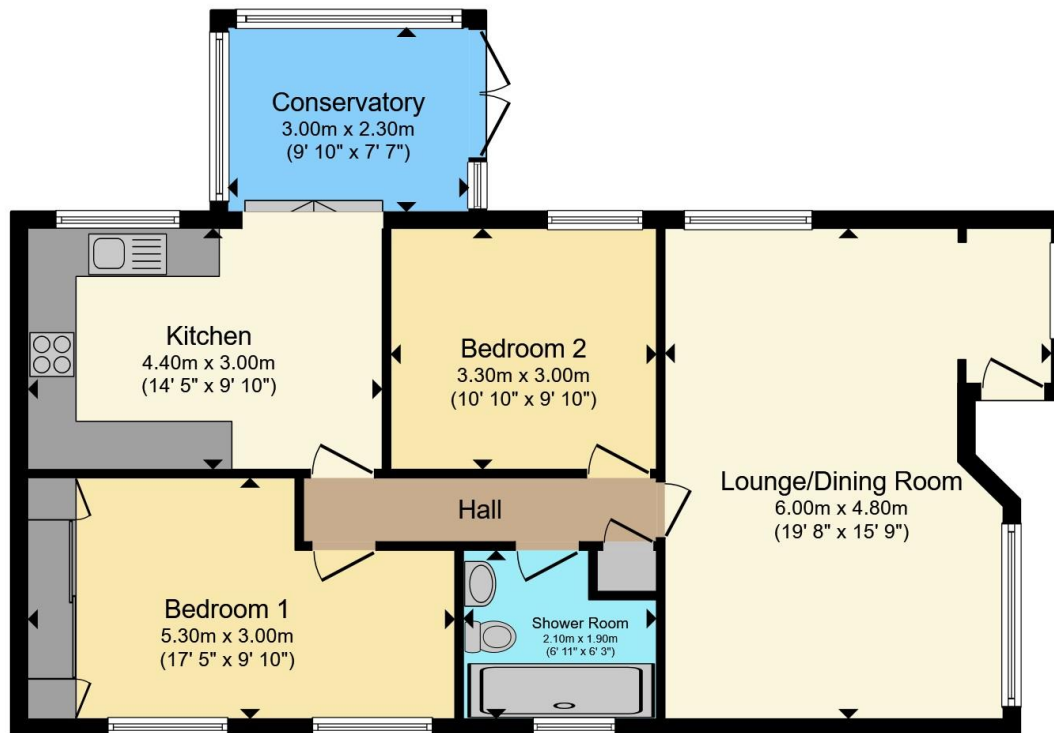
## Outside

The property is approached via block paved driveway giving private off-road parking with complimentary shingle area to the side. The rear garden has been completely landscaped with artificial lawned area and spacious patio entertaining area. Side access with bin storage and space for garden shed and greenhouse.









Total floor area 81.8 m<sup>2</sup> (880 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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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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Property Ref: HPN307151 - 0009