



Connells

Summer Street  
Slip End Luton



## Property Description

A spacious and distinctive three-bedroom end of terrace period property located in the popular village of Slip End. This charming property offers generous living space, including a 23' lounge/diner and a well-proportioned 20' kitchen/breakfast room. Upstairs there are three good sized bedrooms and a large family bathroom, providing excellent accommodation for modern family living. Externally the property benefits from a substantial rear garden, fully enclosed for privacy along with a detached garage and a carport offering parking for up to four cars. Overall, this unique home combines character, space and practicality, making it an excellent choice for a growing family.

### Lounge/ Dining Room

23' 11" max x 11' 10" max (7.29m max x 3.61m max)

Front door leading into lounge, UPVC neo-Georgian window to front aspect, two radiators, stairs leading to first floor, spotlights

### Kitchen/ Breakfast Room

20' 8" x 7' 3" (6.30m x 2.21m)

Cottage style kitchen with double and microwave oven, UPVC neo-Georgian windows to side aspect, built in coffee machine, plumbing for washing machine and dishwasher, studio lighting, T.V point.

### Inner Hallway Off Lounge

UPVC door to garden

### Landing

Stairs from lounge, loft access part boarded with lighting and fixed retractable ladder.

### Bedroom One

12' 2" x 11' 10" (3.71m x 3.61m)

UPVC neo-Georgian to front aspect, radiator, TV point

### Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m)

UPVC neo-Georgian window to front aspect, radiator

### Bedroom Three

12' 10" x 7' 7" (3.91m x 2.31m)

UPVC neo-Georgian window to rear aspect, radiator

### Bathroom

11' x 8' 3" (3.35m x 2.51m)

Luxury white suite comprising of wash hand basin, low level WC, bath with mixer taps and shower attachment, radiator, cupboard housing central heating boiler.

### Garden

Very private and secluded mostly laid to lawn with decking area and garden shed, in excess of 120ft with outdoor power sockets and tap

### Detached Garage

Up and over door with power and light

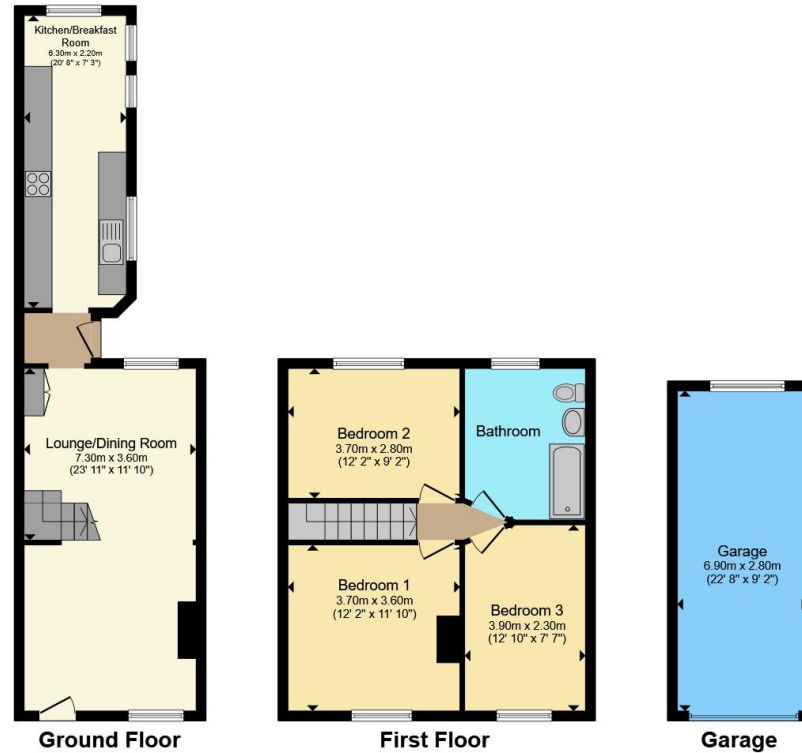
### Car Port

Double secured doors onto Summer Street for two cars plus further hardstanding parking for another two cars in front of garage









Total floor area 109.6 m<sup>2</sup> (1,179 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



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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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