





Property Description

Located in a quiet close in the Icknield catchment of LU3, is this extended four bedroom semi-detached family home. Benefits include; two reception rooms, four good size bedrooms, private rear garden and driveway for three cars. It is also being offered to the market chain-free!

Briefly comprises hallway, lounge, dining room and kitchen downstairs.

Upstairs are four good size bedrooms and family bathroom located off the landing.

The rear is laid mostly to lawn and holds a gate to the front.

The front is block paved accommodating a driveway for three cars.

Midhurst Gardens is situated off Austin Road allowing access to popular amenities while being located off the beaten track.

Local shops include; Tesco Express, Riddy Lane Shops and Marks and Spencer's Aldi.

Local schools include; William Austin Infant School, William Austin Junior School and Icknield High School.

Luton Mainline Railway Station and Leagrave Station are both within 1.5 miles of the residence.

There are also several bus routes in the area.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Hall

Double glazed frosted door and window to front aspect. Stairs leading to first floor. Radiator.

Lounge

Double glazed patio doors to rear aspect. Double glazed window to front aspect. Feature fire place. Two radiators.

Dining Room

Double glazed window to rear aspect. Radiator.

Kitchen

Double glazed frosted door to to rear aspect. Double glazed window to rear 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. Part tiled.

First Floor Landing

Airing cupboard housing hot water tank. Loft access.

Bedroom One

Double glazed window to front aspect. Wooden floor. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

Double glazed window to front aspect. Wooden floors. Radiator.

Bedroom Four

Double glazed windows to front and rear aspects. Radiator.

Shower Room

Double glazed frosted window to rear aspect. Suite comprising corner shower cubicle, wash hand basin and low level wc. Fully tiled. Heated towel rail.

Front Garden

Driveway for three vehicles.

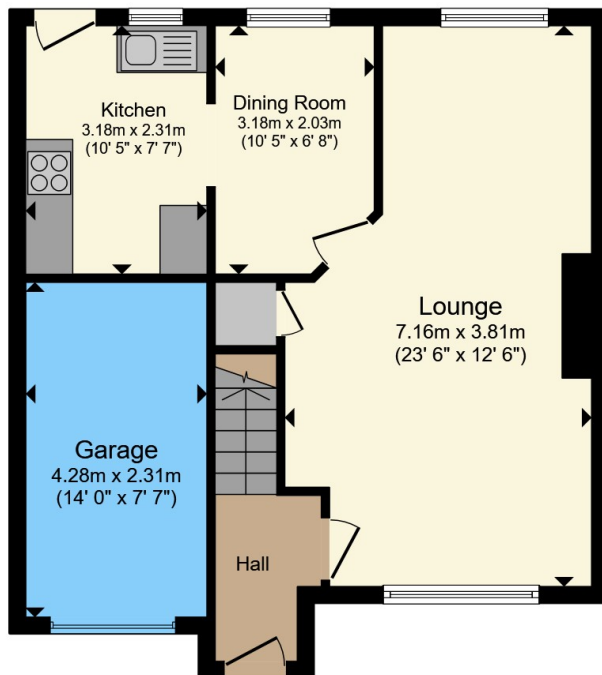
Rear Garden

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

Garage

Up and over door. Power and lighting. Boiler.





Ground Floor



First Floor

Total floor area 96.6 m² (1,040 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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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LUN103946



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