



Connells

Muswell Close
Luton



Property Description

This extended three bedroom semi-detached family home is situated at the end of a cul-de-sac in the Icknield catchment. It's corner plot position allows you to extend further (stpp) with a wrap round garden. This makes the ideal family home!

Briefly comprises hallway, lounge open into diner and kitchen/breakfast room downstairs. Upstairs are three good size bedrooms and family bathroom. The garden wraps around the side and is laid mostly to lawn.

Leagrave Railway Station is just over a mile from the residence as well as Luton mainline Railway station around 2 miles. The Thameslink line running from both stations can have you in St Pancras in as little as 22 minutes.

Local shops include; Co-op, Riddy Lane Stores and Morrisons. A little further you will find Marks & Spencer's and Sainsbury's supermarket.

Local schools include Icknield Primary and High as well as William Austin infant and junior. Barnfield College is in close proximity is as Luton Sixth Form College.

Call now to view!

Entrance Hall

Double glazed frosted door to front aspect. Wooden floor. Radiator.

Lounge

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

Dining Room

Double glazed patio doors to rear aspect. Wooden floor. Radiator.

Kitchen/Breakfast

Double glazed window to rear aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Integrated oven with fan over. Storage cupboard. Breakfast bar. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access with pull down ladder, insulated and boarded. Storage cupboard.

Bedroom One

Two double glazed windows to front aspect. Built in wardrobes. Storage cupboard housing combi boiler. Laminate flooring. Over stairs storage cupboard. Radiator.

Bedroom Two

Double glazed window to rear aspect. Laminate flooring. Radiator.

Bedroom Three

Double glazed window to rear aspect. Laminate flooring. Radiator.

Bathroom

Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level

wc. Fully tiled. Heated towel rail.

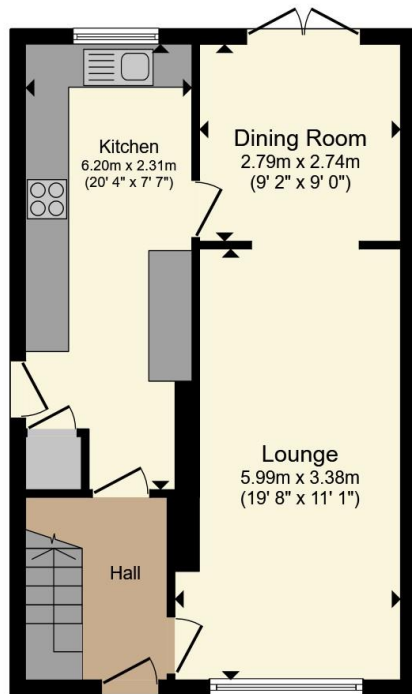
Front Garden

Gravel area.

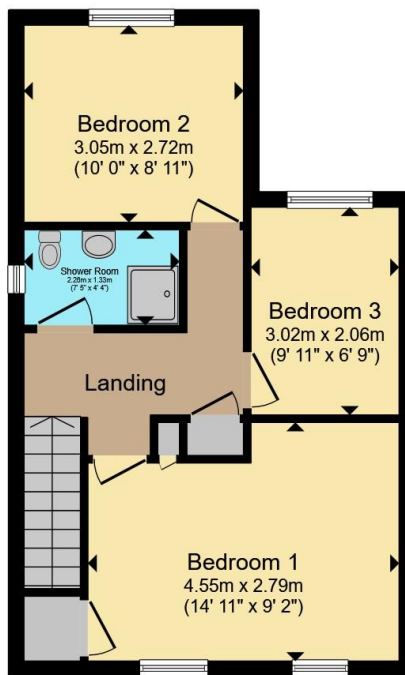
Rear Garden

Lawn with paved patio area. Shrubs and trees. Pergola. Shed with power and light. Pond.





Ground Floor



First Floor

Total floor area 86.5 m² (932 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
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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/LUN103816

Tenure: Freehold



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