



Connells

Lorimer Close
Luton

Lorimer Close
Luton LU2 7RL

for sale offers in excess of
£270,000



Property Description

Located in the popular Bushmead area of LU2 is this two bedroom freehold house with en-suite to master bedroom, private rear garden and parking at the front. Tucked away in a cul-de-sac a stone's throw from Warden hills, this is the perfect first time purchase.

Briefly comprises hallway, kitchen and lounge downstairs.

Upstairs are two bedrooms and family bathroom located off the landing. The master Bedrooms holds an en-site shower room.

The rear holds a shed and gate to rear.

The front has allocated parking.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer.

Some local shops include a Co-op, community shop and pharmacy.

There is also a restaurant, public house and church.

Local schools include Bushmead Primary, Icknield High and Cardinal Newman Catholic School.

Luton Sixth Form College and Barnfield College are also within close reach.

Luton mainline railway station and Leagrave station are both within 2.5 miles from the house.

Call now to view!

Entrance Hall

Double glazed frosted door to front aspect. Storage cupboard. Stairs leading to first floor. Radiator.

Kitchen

9' x 8' 1" (2.74m x 2.46m)
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. Part tiled. Integrated gas hob with electric oven and fan over. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Tiled flooring.

Lounge

15' x 13' (4.57m x 3.96m)
Double glazed patio doors and window to rear aspect. Under stairs storage cupboard. Laminate flooring. Radiator.

First Floor Landing

Loft access with insulation and boarded.

Bedroom One

12' x 9' 1" (3.66m x 2.77m)
Double glazed window to front aspect. Built in wardrobes. Laminate flooring. Radiator.

En Suite

Double glazed frosted window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Part tiled walls. Tiled flooring.

Bedroom Two

12' max x 9' (3.66m max x 2.74m)
Double glazed window to rear aspect. Carpet. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Part tiled. Radiator. Extractor fan.

Front Garden

One allocated parking space.

Rear Garden

Lawn area with shingle and paved patio area. Shed. Gate to rear aspect.





To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LUN103668



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUN103668 - 0009