



Connells

Morgan Close
Luton



Property Description

Situated in the sought-after Morgan Close, this well-presented two-bedroom end terrace property offers spacious and versatile accommodation, making it an ideal first-time purchase, downsizer's home, or investment opportunity. The property benefits from a generous living area, fitted kitchen, two well-proportioned bedrooms, family bathroom, and a private rear garden, perfect for relaxing or entertaining. Further benefits include allocated parking and a pleasant cul-de-sac position.

Morgan Close is a popular residential cul-de-sac located within easy reach of Luton town centre, Leagrave train station, and Junction 11 of the M1 motorway, making it ideal for commuters. The area is well served by local shops, supermarkets, schools, and parks, while excellent transport links provide convenient access to London and surrounding areas. Combining a quiet residential setting with everyday convenience, this location remains a popular choice among families and professionals alike.

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 door to front aspect. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Extractor fan.

Lounge/Diner

Double glazed patio doors to rear aspect. Double glazed window to side aspect. Electric fireplace. Radiator.

Kitchen

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. Plumbing for a washing machine and dishwasher. Gas hob with electric oven and cooker hood over.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

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

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Shaver point. Part tiled. Radiator.

Front Garden

Paved pathway to entrance. Stoned patch.

Rear Garden

Laid to lawn with a patio area.

Parking

One allocated parking space.





To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR312642

Tenure: Freehold



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.

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