



**Connells**

Marsom Grove  
Luton



### Property Description

This one bedroom freehold cluster home makes the ideal first time purchase with private garden and parking for two cars. Located at the end of a cul-de-sac in the popular Barton Hills area of LU3. It is also being offered to the market chain-free!

Briefly comprises lounge and kitchen downstairs. Upstairs is one bedroom and bathroom located off the landing. Externally there is a garden laid mostly to lawn and driveway for two vehicles.

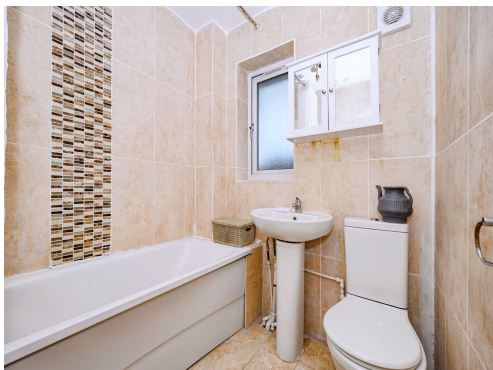
The area of Barton Hills in LU3 offers local shops, schools, and amenities all within close reach of the residence.

Barton Hills medical group, Bramingham Dental Clinic and Sainsbury's supermarket are all a short stroll from the home.

Leagrave railway station is just over a mile from the residence and Luton mainline railway station around 2.5 miles.

The local area offers popular schools including, Bramingham Primary School, The Meads Primary School and Woodlands Secondary school which rates as Ofsted 'outstanding'.

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## Lounge

Door to front aspect. Double glazed window to front and side aspects. Stairs leading to first floor. Radiator.

## Kitchen

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel and drainer unit. Gas hob and oven. Space for a fridge/freezer. Plumbing for a washing machine. Part tiled walls. Tiled floor. Boiler.

## First Floor Landing

Carpet.

## Bedroom One

Two double glazed windows to front aspect. Double glazed window to side aspect. Built in wardrobes. Storage cupboard. Radiator. Loft access.

## Bathroom

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

## Garden

Side garden laid mostly to lawn. Gate.

## Driveway

Off road parking for 2 vehicles.





To view this property please contact Connells on

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LUTON LU3 2AD

EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/LUN103914](https://www.connells.co.uk/Property/LUN103914)**

Tenure: Freehold



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