



Connells

Dexter Close
Luton



Property Description

This two bedroom freehold house makes the ideal first time purchase. Situated in a close in the popular Barton Hills area of LU3, off the beaten track, while still in close proximity of everyday amenities. Benefits including; Driveway for two cars, kitchen/diner, two double bedrooms, porch, and private rear garden. Call now to view!

Briefly comprises of; Porch, living room and kitchen/diner downstairs.
Upstairs are two bedrooms and shower room located off the landing.
Externally the front holds a driveway for two cars, and the rear is laid mostly to lawn.

Dexter Close is set back off the beaten track allowing peaceful living while still being in immediate proximity of everyday amenities. Local amenities include; Sainsbury's supermarket, Britannia Pharmacy, Barton Hills Medical Group and Bramingham Dental Clinic.

Nearby schools include: Bramingham Primary School, Cardinal Newman Catholic School A Specialist Science College and Woodlands Secondary School (rated Ofsted: Outstanding)

Leagrave railway station is around 1.5 miles from the residence and there are several local bus's routes in the area.

Call now to view!

Entrance Porch

Double glazed frosted door to front aspect. Storage cupboard. Laminate flooring.

Lounge

14' 1" x 13' (4.29m x 3.96m)

Double glazed window to front aspect. Stairs leading to first floor. Laminate flooring. Two radiators.

Kitchen/Diner

13' x 8' (3.96m x 2.44m)

Double glazed frosted door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. Part tiled. Plumbing for a washing machine and dishwasher. Space for a fridge. Integrated gas hob and electric oven. Under stairs storage cupboard. Boiler. Laminate flooring. Radiator.

First Floor Landing

Airing cupboard housing hot water tank. Loft access, insulated and part boarded.

Bedroom One

13' x 11' (3.96m x 3.35m)

Two double glazed windows to front aspect. Built in wardrobes. Storage cupboard. Radiator.

Bedroom Two

12' x 7' (3.66m x 2.13m)

Double glazed window to rear aspect. Radiator.

Shower Room

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

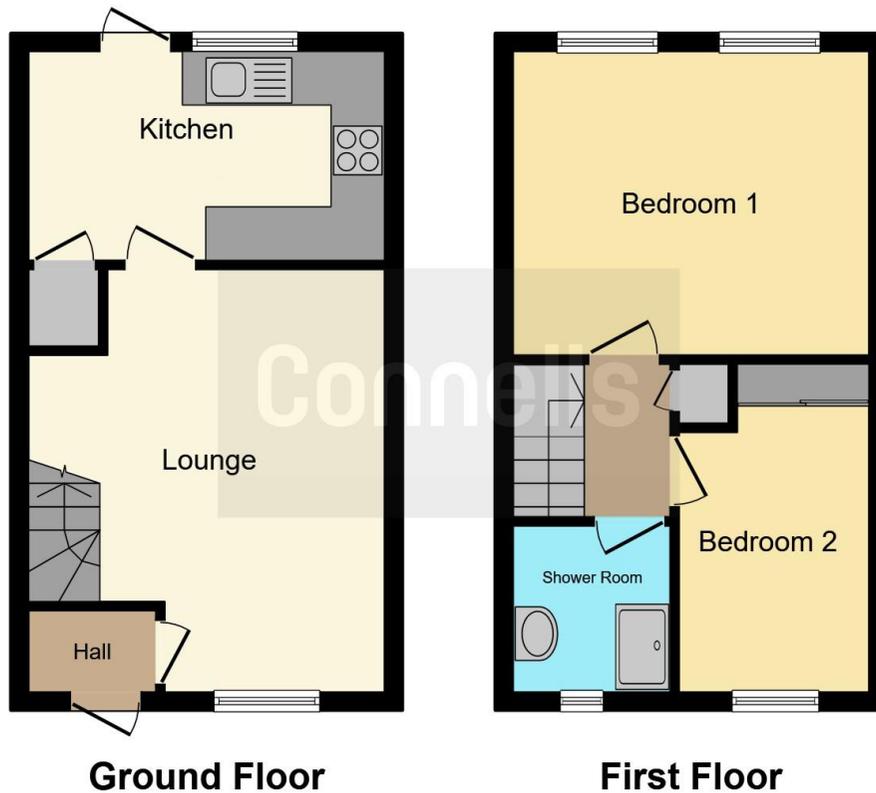
Driveway

Two off road parking spaces.

Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Shed.





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.focalagent.com

To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/LUN103644

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.

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: LUN103644 - 0007