



Connells

Mees Close
Luton



Property Description

An extended six bedroom detached family home situated in the ever popular Barton Hills area of North Luton, Situated close to the local amenities and a local supermarket along with doctors surgeries, schools and transport links.

Internally the property benefits from a lounge, dining room/snug, breakfast room, kitchen and a cloakroom. Whilst upstairs there are two en-suites and a family bathroom.

Externally there is ample off road parking, a rear garden and a garage.

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

Front door. Under stairs cupboard. Radiator.

Cloakroom

Window to front aspect. Suite comprising low level wc and wash hand basin.

Lounge

16' 9" x 11' 11" (5.11m x 3.63m)
Bay window to front aspect. Gas fire place with surround and hearth. Radiator.

Dining Room

11' 6" x 9' 11" (3.51m x 3.02m)
Patio doors to rear aspect. Radiator.

Reception Room Three

14' 1" x 7' 5" (4.29m x 2.26m)
Door to rear aspect. Window to rear aspect. Stainless steel sink and drainer unit with mixer taps and cupboards under. Radiator. Boiler. Door to garage.

Kitchen

11' 5" x 8' 3" (3.48m x 2.51m)
Window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer taps. Plumbing for a tumble dryer and washing machine. Gas hob with electric oven. Radiator.

First Floor Landing

Loft hatch.

Bedroom One

12' 1" x 7' 5" (3.68m x 2.26m)
Window to front aspect. Storage cupboard. Radiator.

En Suite

Extractor fan. Suite comprising shower cubicle, wash hand basin and low level wc.

Bedroom Two

10' 9" x 9' 3" (3.28m x 2.82m)
Window to rear aspect. Two storage cupboards. Radiator.

En Suite

Window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Radiator.

Bedroom Three

9' 8" x 6' 8" (2.95m x 2.03m)
Window to rear aspect. Radiator.

Bedroom Four

10' 9" x 8' 3" (3.28m x 2.51m)
Window to front aspect. Radiator.

Bathroom

Window to side aspect. Suite comprising bath with mixer taps and shower attachments, wash hand basin and low level wc. Radiator.

Bedroom Five

9' 3" x 6' 8" (2.82m x 2.03m)
Window to rear aspect. Radiator.

Bedroom Six

8' 1" x 7' 5" (2.46m x 2.26m)
Window to rear aspect. Radiator.

Front Garden

Access to rear aspect.

Rear Garden

Laid to lawn with a patio area. Access to front aspect.

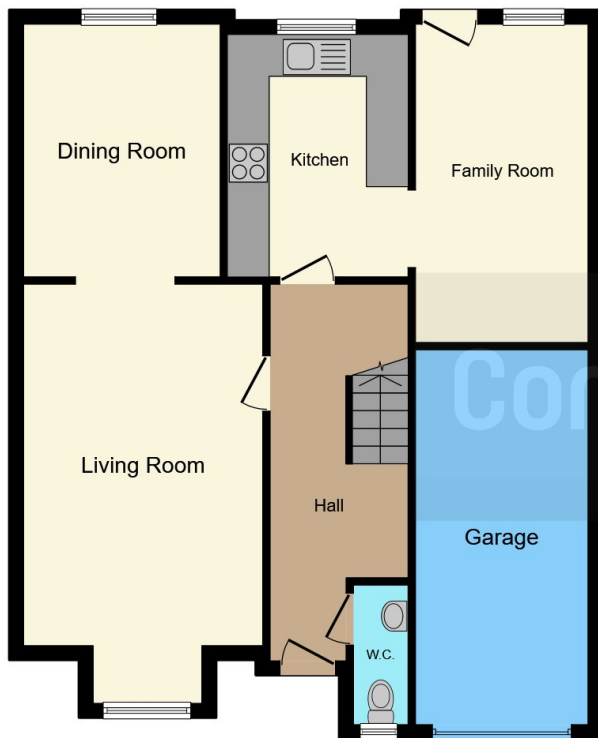
Parking

Off road parking x 2 vehicles.

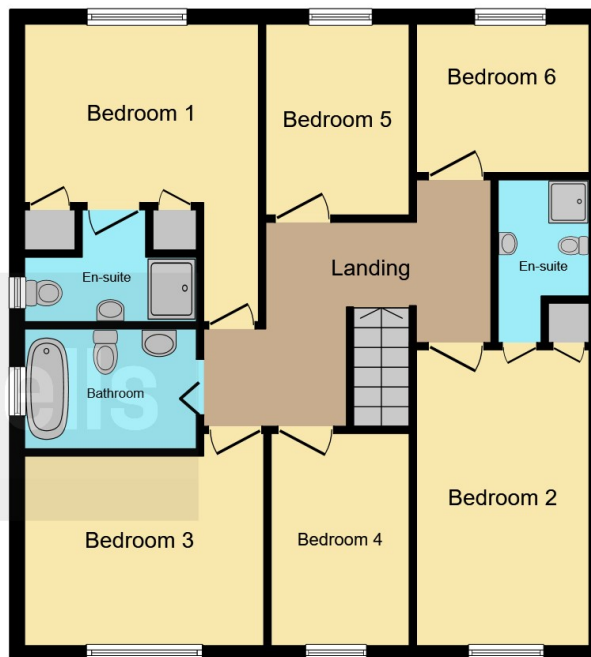
Garage

Up and over door. Power and light supply.





Ground Floor



First Floor

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

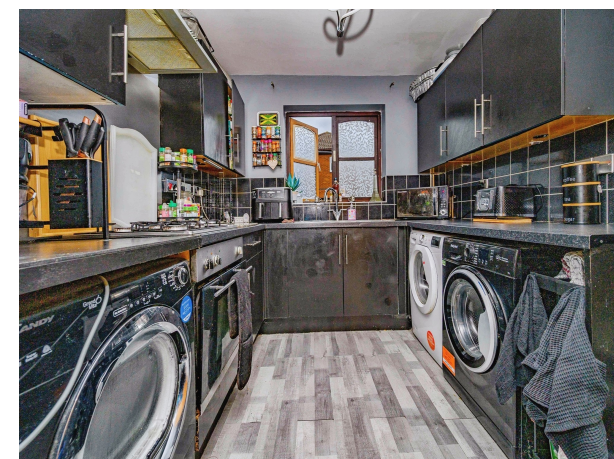
To view this property please contact Connells on

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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/LUN103609



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.

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