

Connells

Brickhill Farm North Half Moon Lane
Pepperstock Luton

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Pepperstock Luton LU1 4LW

for sale
£180,000







Property Description

A beautifully presented 2 bedroom detached park home situated in a sought after location overlooking rolling countryside in the popular village of Pepperstock. The property offers a modern kitchen and dining room, vaulted ceiling lounge, hallway, two good sized bedrooms and a family bathroom. Outside offers driveway parking and a generous wraparound garden.

Agents Note

"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."

Lounge

13' 4" x 11' (4.06m x 3.35m)

A stunning triple aspect room, floor to ceiling windows, vaulted ceiling, feature fireplace patio doors leading onto garden, radiator and open to kitchen.

Kitchen & Dining Area

14' 1" x 13' 7" (4.29m x 4.14m)

Window to side, modern high gloss kitchen with a range of eye level and base units with contrasting worksurfaces, splash back and integrated appliances including a fridge freezer, gas hob, oven, grill, extractor and a washing machine. Further benefits from air conditioning and two generous storage cupboards.

Hallway

10' 5" x 5' 4" (3.17m x 1.63m)

glazed patio door to side, double storage cupboard, doors to further accommodation.

Bedroom 1

13' 4" x 8' 6" (4.06m x 2.59m)

A good sized double bedroom with built in wardrobes and vanity area, window to side and a radiator.

Bedroom 2

8' 6" x 7' 2" (2.59m x 2.18m)

Another good sized bedroom with window to side, built in wardrobes and a radiator.

Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)

Window to side and consists of a panel bath, overhead shower with glazed surround, vanity hand wash basin, heated towel rail and a WC.

Outside

Outside offers driveway parking and a wraparound garden mainly laid to lawn with views over fields with a raised deck area and a steel shed to remain.







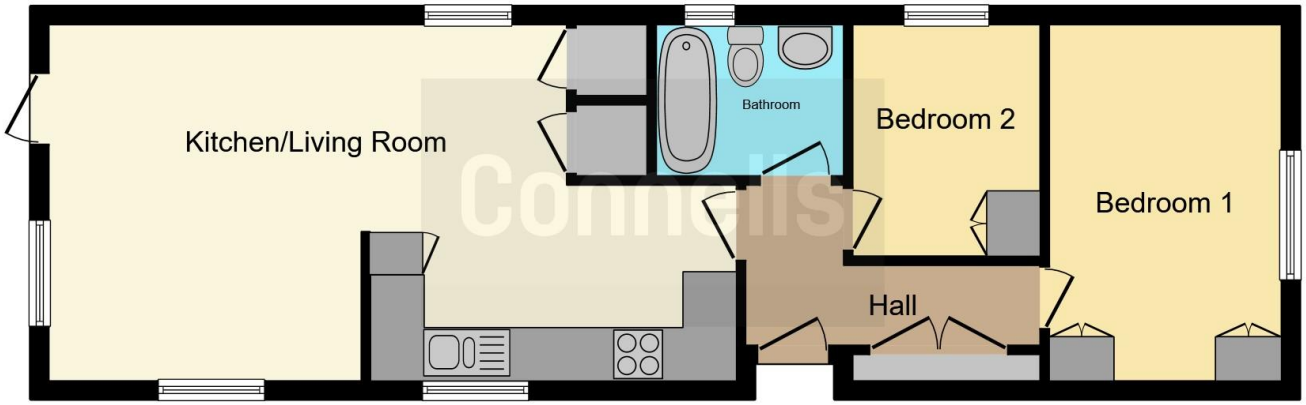












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/HPN306837

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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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