



Connells

Marsom Grove
Luton



Property Description

CALLING ALL INVESTORS! This four bedroom townhouse comes with tenants in situ and is situated in the popular Barton Hills area of LU3. Benefits include: Converted garage, four double bedrooms, two shower rooms and private driveway.

Briefly comprises porch, lounge, kitchen and lean to on the ground floor.

The first floor accommodated two bedrooms and shower room located off the landing.

The second floor accommodates another two bedrooms and shower room off the landing.

The rear is laid mostly to lawn, the front is block paved, holding a 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'.

Call now to view!



Entrance Porch

Double glazed frosted door and window to front aspect. Double glazed window to side aspect.

Lounge

Double glazed window to front aspect. Stairs leading to first floor. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Storage cupboard. Fully tiled. Extractor fan.

Kitchen/Diner

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated electric hob with oven and fan over. Space for a fridge and freezer. Plumbing for a washing machine. Radiator.

Conservatory

Double glazed sliding doors to rear aspect.

First Floor Landing

Stairs.

Bedroom One

Double glazed window to front aspect. Double glazed sliding door out to balcony. Radiator.

Shower Room

Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

Bedroom Two

Two double glazed windows to rear aspect. Two radiators.

Second Floor Landing

Stairs leading to second floor. Access to loft. Storage cupboard.

Bedroom Three

Two double glazed window to front aspect. Two radiators.

Bedroom Four

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled. Heated towel rail.

Front Garden

Driveway with block paving providing off road parking. Pebble area.

Rear Garden

Laid to lawn with a paved patio area. Gate to rear and side aspects.





To view this property please contact Connells on

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1A Riddy Lane
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EPC Rating: D Council Tax
Band: C

view this property online [connells.co.uk/Property/LUN103869](https://www.connells.co.uk/Property/LUN103869)

Tenure: Freehold



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Property Ref: LUN103869 - 0004