

for sale

**£300,000** Freehold



## Pastures Way Luton LU4 0PE

\*\*\* Semi detached near motorway \*\*\*

This fantastic family home located within close proximity of the motorway, hospital and train station is a must see. This property benefits from off road parking. Call today to arrange a viewing.

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# Property Details

## Entrance Hall

Double glazed door to front aspect. Radiator.

## Lounge 23' 5" x 10' 11" max ( 7.14m x 3.33m max )

Double glazed window to front aspect. Double glazed patio doors. Radiator.

## Kitchen 14' x 8' 6" max ( 4.27m x 2.59m max )

Double glazed window to rear aspect. Door to garden. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer units. Part tiling. Integrated electric oven with integrated gas hob and cooker hood over. Plumbing for a washing machine. Space for a fridge/freezer.

## First Floor Landing

Stairs leading from entrance hall. Double glazed window to front aspect. Airing cupboard. Loft access.

## Bedroom One 12' 7" x 9' 10" ( 3.84m x 3.00m )

Double glazed window to front aspect. Radiator.

## Bedroom Two 10' 11" x 9' 11" ( 3.33m x 3.02m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 10' 2" max x 8' 8" ( 3.10m max x 2.64m )

Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

## Front Garden

Off road parking for two vehicles.

## Rear Garden

Laid to lawn with a patio area. Brick built shed.



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

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LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: LGR308940 - 0005

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