



Connells

Gooseberry Hill
Luton



Property Description

A spacious three bedroom end of terrace freehold home situated in the popular Gooseberry Hill area of Luton, within the sought after Icknield School catchment and close to Catsbrook Park. The property benefits from a rear extension, porch, driveway and generous rear garden, offering excellent potential for further improvement. Conveniently located for local bus routes and Leagrave train station, this family home is ideal for buyers looking to put their own stamp on a well positioned property.

The property briefly comprises porch, hallway, kitchen and lounge/diner downstairs. Upstairs are three bedrooms and bathroom located off the landing. The rear is laid mostly to lawn and the front offers a block paved driveway.

The location is a particular highlight, being within the highly regarded Icknield School catchment area, close to Catsbrook Park and a range of local amenities. Excellent transport links are also nearby, with regular bus services and Leagrave train station offering convenient access into London and surrounding areas.

This is a fantastic opportunity to acquire a spacious family home in a sought-after residential location with excellent potential to create a wonderful long-term residence.

Call now to view!



Entrance Porch

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

Entrance Hall

Laminate flooring. Stairs leading to first floor. Radiator.

Kitchen

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

Lounge

Double glazed patio doors to rear aspect. Laminate flooring. Two radiators.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to front aspect. Built in wardrobes. Laminate flooring. Radiator.

Bedroom Two

Double glazed window to rear aspect. Storage cupboard. Laminate flooring. Radiator.

Bedroom Three

Double glazed window to rear aspect. Laminate flooring. Radiator.

Bathroom

Double glazed frosted window to front aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Heated towel rail.

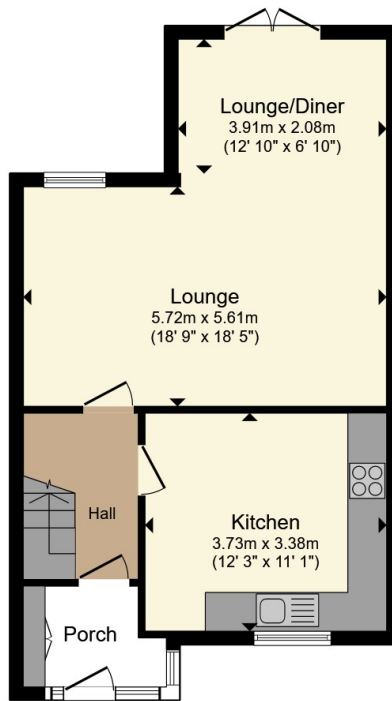
Front Garden

Driveway for up to 2 vehicles.

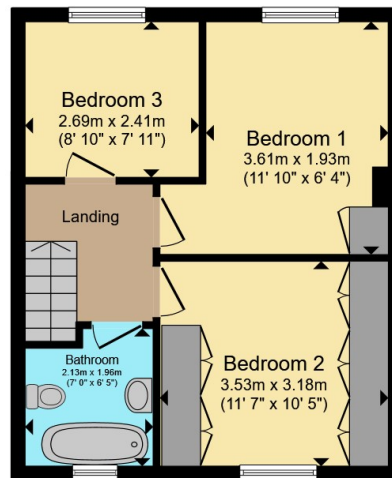
Rear Garden

Laid mainly to lawn with shrubs and trees. Shed.





Ground Floor



First Floor

Total floor area 83.1 m² (895 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: Council Tax
Awaited Band: B

view this property online connells.co.uk/Property/LUN103706

Tenure: Freehold



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