



Sparrow Close

Luton,
Bedfordshire, LU4 0XL
Guide Price £270,000

COUNTRY PROPERTIES
PART OF HUNTERS

Offered for sale with no upper chain, this well presented semi detached home offers wonderful open plan living space incorporating lounge, dining and kitchen areas, great for entertaining. A useful room off the kitchen provides further appliance space and links the separate playroom, whilst the first floor features four bedrooms (all with fitted storage) and family bathroom. There is an enclosed garden to the rear and off road parking is provided to the front of the property. The property is situated within approx. 2.3 miles of Leagrave rail station which offers a direct service to St Pancras International. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed fanlight. Opaque double glazed stained glass effect window to front aspect. Wood effect floor. Wall mounted electric fuse box. Multi pane opaque glazed door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Wood effect flooring. Dado rail. Stairs to first floor landing. Open access to:

DINING AREA

Double glazed French doors to rear aspect with matching sidelights. Wood effect flooring. Radiator. Open access to:

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Tiled splashbacks. Breakfast bar with glazed display cabinets above. Built-in electric double oven and gas hob with extractor over. Integrated freezer. Space and plumbing for automatic washing machine. Tiled floor. Open access to:

APPLIANCE ROOM

Wall and floor tiling. Radiator. Space and vent for tumber dryer. Space for fridge/freezer. Door to:

PLAYROOM

Double glazed window to front aspect. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Wood effect flooring. Dado rail. Hatch to loft. Built-in airing cupboard housing water tank, central heating timer and linen shelving. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Fitted wardrobes with overhead bridging units. Radiator. Wood effect flooring.

BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobe and overhead storage units. Radiator. Wood effect flooring.



BEDROOM 3

Double glazed window to front aspect. Fitted wardrobe and overhead storage units. Radiator. Wood effect flooring.

BEDROOM 4

Double glazed window to rear aspect. Fitted desk and drawer units. Built-in wardrobe. Radiator. Wood effect flooring. Hatch to loft.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and rainfall style shower head above, WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Chrome effect heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio area with low level retaining brick wall leading to the mainly lawned garden. Stepping stone pathway leading to large garden shed. Enclosed by timber fencing.

OFF ROAD PARKING

Block paved frontage providing off road parking for approx. two vehicles.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and drivers licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

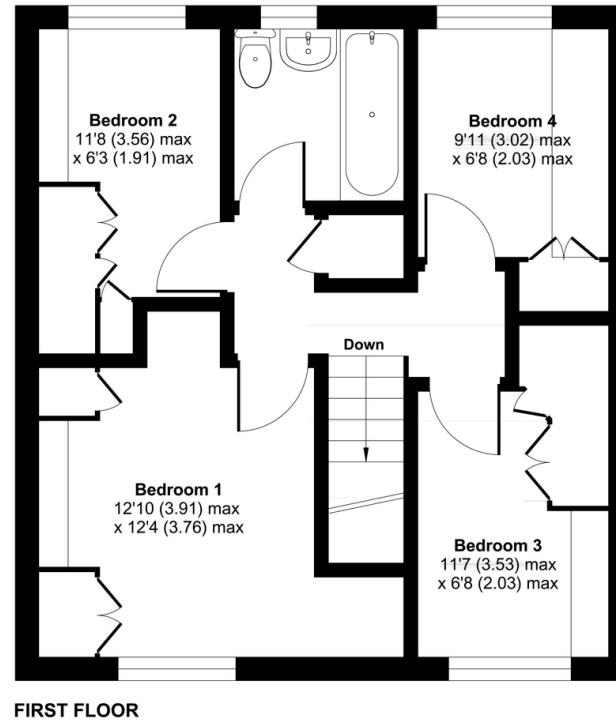
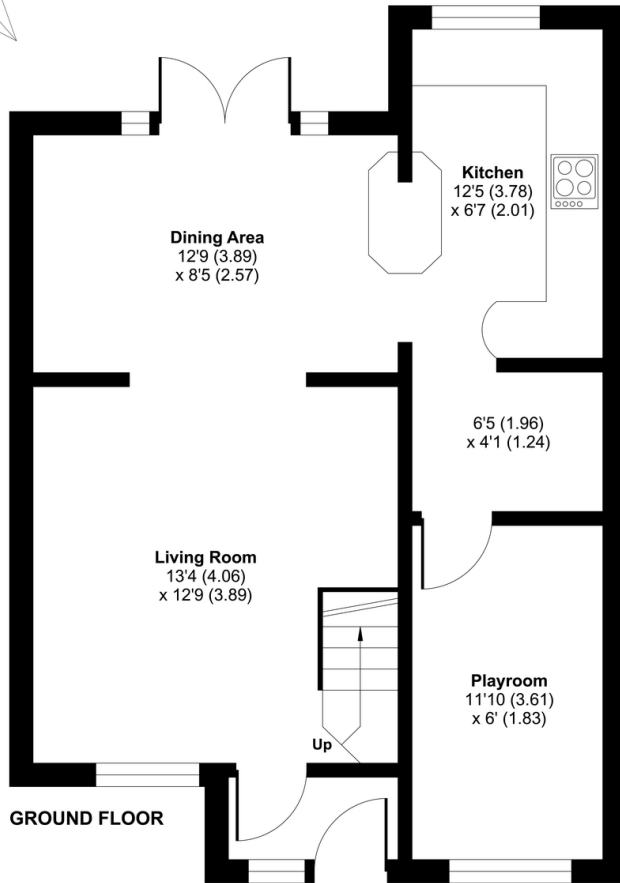
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 968 sq ft / 89.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		85	69
England, Wales & N.Ireland			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 662498



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

