



**Connells**

Fallowfield  
Luton





### Property Description

Located in the Icknield area of Luton, off the popular Austin Road and close to the Saints area, Fallowfield is positioned on a cul-de-sac within walking distance of good schools and shops, as well as having easy access to transport links and the town centre. Call Connells now on 01582 592 332.

### Entrance Hall

Double glazed door to front aspect. Radiator.

### Lounge

24' 4" x 11' 9" ( 7.42m x 3.58m )

Double glazed window to front aspect. Patio doors leading to rear aspect. Radiator.

### Kitchen

11' 5" x 7' 10" ( 3.48m x 2.39m )

Window to rear aspect. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Electric oven with hob. Under stairs storage cupboard.

### First Floor Landing

Stairs leading from entrance hall. Double glazed window to rear aspect.

### Bedroom One

12' 8" into bay x 11' 7" to wardrobe ( 3.86m into bay x 3.53m to wardrobe )

Double glazed window to front aspect. Cupboard housing boiler. Radiator.

### Bedroom Two

11' 5" x 9' 3" ( 3.48m x 2.82m )

Double glazed window to rear aspect. Radiator.

### Bedroom Three

8' 6" x 8' 2" ( 2.59m x 2.49m )

Double glazed window to rear aspect.

Radiator.

### Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc.

### Front Garden

Driveway providing off road parking for up to five vehicles.

### Rear Garden

Car port. Large garden laid to lawn with paved patio area. vegetable patch, Trees and shrubs. Large pond. Green houses.

### Garage

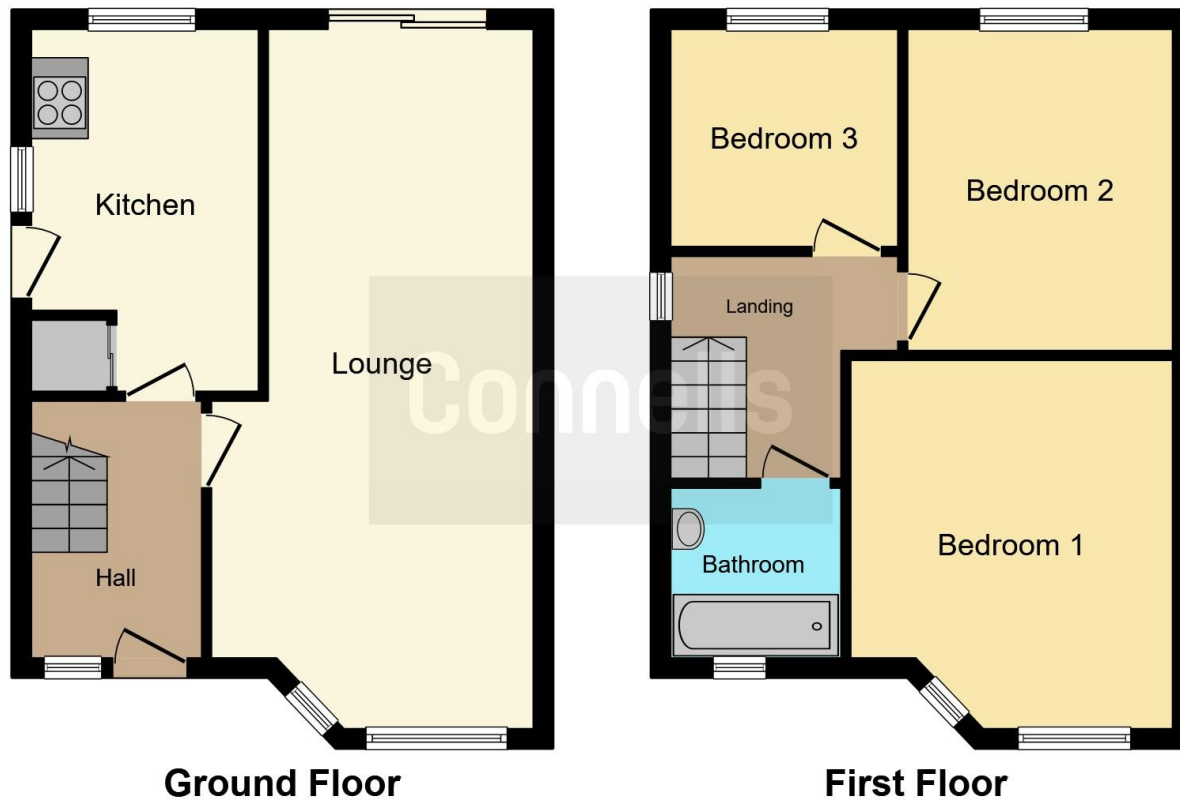
Detached garage with up and over door.

### Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
 LUTON LU3 2AD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUN101782](http://connells.co.uk/Property/LUN101782)**



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUN101782 - 0006