



**Connells**

Kilmarnock Drive  
Luton



### Property Description

A stunning three bedroom detached family home located in the Bushmead area of LU2, a short walk from Hancock Drive shops. The abode has been extended by the current owner offering versatile living while keeping comfort and style at the forefront.

The property briefly comprises hallway, garage conversion, utility room, lounge open plan into dinning room and extended kitchen downstairs.

Upstairs are three bedrooms and family bathroom located off the landing. Externally is a well-maintained rear garden and block paved driveway to the front.

The residence holds a homely feel while having a modern twist. Its functionality offers space for entertaining with its seamless flow from front to rear.

The orangery kitchen brings an abundance of light which cascades through creating a warm and inviting atmosphere making a welcoming hub for your guests.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer. Some local shops include a Co-op, community shop and pharmacy. There is also a local restaurant, public house and church.

Local schools include Bushmead Primary Icknield High and Cardinal Newman Catholic School. Luton Sixth form collage and Barnfield Collage are also within close reach.

Call now to book a viewing!

### Entrance Hall

Double glazed frosted door to front aspect.

### Garage Conversion

11' 1" x 8' 2" ( 3.38m x 2.49m )  
Double glazed bay window to front aspect. Radiator.

### Utility Room

Plumbing for a washing machine and tumble dryer. Storage. Door to side aspect.

### Lounge

17' 5" x 10' 6" ( 5.31m x 3.20m )  
Double glazed bay window to front aspect. Stairs leading to first floor. Radiator. Open plan into :-

### Dining Room

9' 2" x 8' 4" ( 2.79m x 2.54m )  
Double glazed patio doors to rear aspect. Radiator.

### Kitchen

20' 5" x 9' 7" ( 6.22m x 2.92m )  
Double glazed patio doors to side aspect. Double glazed windows to rear aspect and both sides. Double glazed sky light. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated cooker, microwave and dishwasher. Breakfast area. Radiator.

## First Floor Landing

Window to side aspect. Access to loft.

## Bedroom One

11' 7" x 9' 9" ( 3.53m x 2.97m )  
Double glazed window to front aspect.  
Radiator,

## Bedroom Two

9' 6" x 9' 1" ( 2.90m x 2.77m )  
Double glazed window to rear aspect.  
Radiator.

## Bedroom Three

8' 7" x 8' 5" ( 2.62m x 2.57m )  
Double glazed window to front aspect.  
Radiator.

## Bathroom

Double glazed frosted window to rear aspect.  
Suite comprising free standing bath, wash  
hand basin and low level wc. Heated towel  
rail. Part tiled walls. Tiled floor.

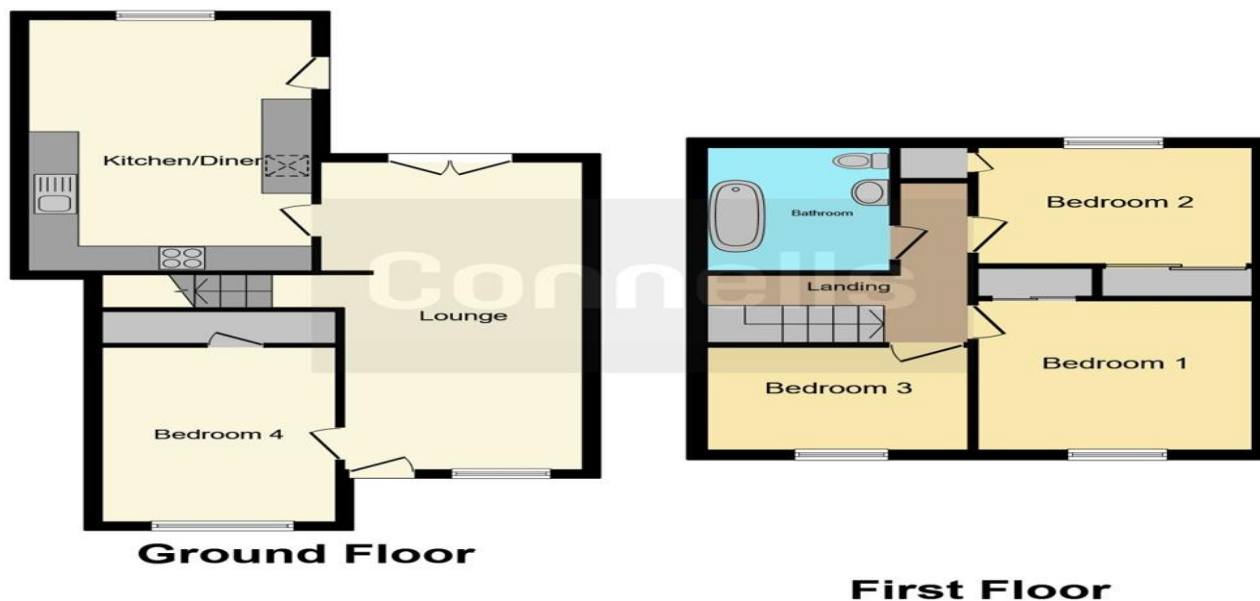
## Front Garden

Paved driveway for two vehicles. Shrubs.

## Rear Garden

Paved patio area leading to lawn. Shrubs and  
trees. Gate to front aspect.





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**

1A Riddy Lane  
 LUTON LU3 2AD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUN102888](https://www.connells.co.uk/Property/LUN102888)**

Tenure: Freehold



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