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### Property Description

This three bedroom semi detached house makes the ideal home for a growing family. Located in the desired Bramingham Woods area of LU3 and being offered to the market CHAIN-FREE!

Briefly comprises hallway, lounge/diner and kitchen downstairs.

Upstairs are three good size bedrooms and family bathroom located off the landing.

Externally the front has a lawn area with a path leading to the front door. To the side is a driveway going the whole length of the house to a garage.

The rear is laid mostly to lawn.

The area holds an abundance of amenities including; Limbury Mead shops, Marsh Farm Medical Centre, Marsh Farm Dental Practice and much more.

Located in a cul-de-sac surrounded by a number of schools including Lea Manor High School Performing Arts & College and Woodlands Secondary School.

Leagrave railway station is just over 1 mile from the residence, Luton Mainline Station is around 3 miles and Junction 11 of the M1 is 2-3 miles.

This makes the perfect first time purchase, call now to arrange a viewing!

### Entrance Hall

Double glazed frosted door to front aspect. Stairs leading to first floor. Radiator.

### Lounge Area

15' 5" x 13' 2" ( 4.70m x 4.01m )

Double glazed window to front aspect. Under stairs storage cupboard. Radiator.

## Dining Room Area

10' 1" x 8' ( 3.07m x 2.44m )  
Double glazed patio doors to rear aspect.  
Radiator.

## Kitchen

10' 1" x 7' 9" ( 3.07m x 2.36m )  
Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Part tiled. Plumbing for a washing machine. Space for a fridge/freezer and gas cooker.

## First Floor Landing

Double glazed window to side aspect. Airing cupboard housing combi boiler. Loft access.

## Bedroom One

12' 4" x 10' 7" ( 3.76m x 3.23m )  
Double glazed window to rear aspect.  
Radiator.

## Bedroom Two

12' 4" x 10' 4" ( 3.76m x 3.15m )  
Double glazed window to front aspect.  
Radiator.

## Bedroom Three

9' 6" x 8' 3" ( 2.90m x 2.51m )  
Double glazed window to front aspect.  
Radiator.

## Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Part tiled.  
Radiator.

## Front Garden

Lawn area with shrubs. Driveway for multiple vehicles.

## Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Gate to side drive.

## Garage

Single up and over door.





To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/LUN102875](https://connells.co.uk/Property/LUN102875)**

Tenure: Freehold



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