



Connells

Ashfield Way
Luton



Property Description

This extended three bedroom semi detached home is located in the popular Limbury Mead area of LU3. Benefits include extended kitchen, garage and three double bedrooms. It also holds the potential to extend further (STPP).

Located towards the end of the cul-de-sac with off road parking this makes the perfect purchase for a growing family.

With potential to extend further (STPP) this could be your forever home!

The property briefly comprises porch, hallway, lounge, dining room into kitchen and family bathroom downstairs.

Upstairs are three bedrooms located off the landing.

Externally to the front is a block paved driveway for two cars and lawn area.

The rear is paved with lawn area.

There is also an integral garage to the side of the property with power and lighting.

A stones throw from your front door is a green area perfect for kids to blow off steam.

Local schools include: The Meads Primary School and Woodlands Secondary School (Ofsted: Outstanding).

Leagrave railway station is around 0.8 miles from the property and local shops within walking distance include; Tesco Express, Gerry Taylor butcher and Calverton Pharmacy.

EPC rating C

Call now to view!



Entrance Porch

Double glazed frosted door to front aspect. Double glazed frosted windows to front, back and side aspects. Tiled.

Entrance Hall

Frosted door and window to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator. Door to garage.

Lounge

13' 7" x 11' 3" (4.14m x 3.43m)
Double glazed window to front aspect.
Electric fire place. Radiator.

Dining Room

8' 9" x 8' 8" (2.67m x 2.64m)
Radiator. Opening into :-

Kitchen

11' 4" x 10' 5" (3.45m x 3.17m)
Double glazed window to rear aspect. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Splashback tiling. Integrated gas hob with integrated double oven. Integrated microwave. Integrated fridge. Integrated dishwasher. Breakfast area.

Shower Room

Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Tiled.

First Floor Landing

Double glazed window to front aspect. Airing cupboard housing boiler. Loft access with insulation and boarded.

Bedroom One

11' 8" x 10' (3.56m x 3.05m)
Double glazed window to front aspect.
Radiator.

Bedroom Two

12' 8" x 9' 3" (3.86m x 2.82m)
Double glazed window to rear aspect.
Radiator.

Bedroom Three

9' 9" x 8' (2.97m x 2.44m)
Double glazed window to rear aspect.
Radiator.

Front Garden

Block paved driveway for two vehicles. Lawn area.

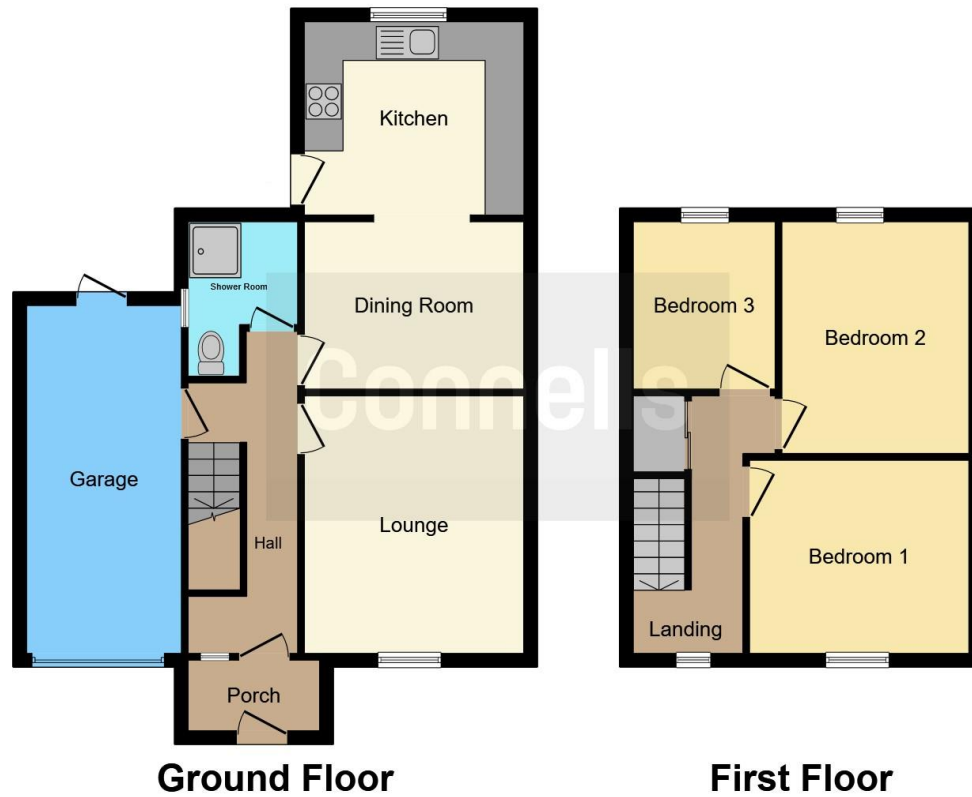
Rear Garden

Lawn with paved patio area. Shrubs and trees. Green house. Shed.

Garage

Single garage with door to front and rear aspects. Plumbing for a washing machine and tumble dryer. Power and light supply.





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.focalagent.com

To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: C

view this property online connells.co.uk/Property/LUN103087

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUN103087 - 0008