





Swasedale Road  
Luton LU3 2UB

for sale offers in excess of  
**£425,000**



### Property Description

This three double bedroom family home is situated on a larger than average plot and offers an abundance of potential, with two reception rooms, conservatory, and extra wide garage with up and over door to front and back folding doors already this isn't one to miss. It is also being offered to the market chain-free!

Briefly comprises : Porch, hallway, two reception rooms with doors in between, kitchen and conservatory downstairs. Upstairs are three generously sized bedrooms and family bathroom located off the landing. Externally to the front is a paved driveway for multiple cars with shingle area with shrubs. The rear garden is paved with lawn area with shrubs and shed and a summerhouse. The property also holds a large integral garage with up and over doors to front and rear folding doors, it is also accessible from the kitchen.

There is potential to extend the home (STPP).

Limbury Mead itself offers an array of amenities and shops which include a Tesco Express, Post Office and local butchers, Gerry Taylor.

Legrave Railway Station is less than a mile from the property and there are also multiple bus stops within the area and on the road.

Local schools include The Meads Primary School & Waulud Primary School and Woodlands Secondary School (which is rated outstanding by Ofsted) and Icknield High School.

This plot must be viewed to be truly appreciated, call now to book a viewing!

### Entrance Porch

Double glazed frosted door and window to front aspect.

### Entrance Hall

Stairs leading to first floor. Radiator.

### Lounge

13' 3" x 12' 8" ( 4.04m x 3.86m )  
Double glazed window to front aspect.  
Radiator.

### Dining Room

13' 3" max x 12' 7" ( 4.04m max x 3.84m )  
Double glazed patio doors and window to rear aspect. Radiator.

### Conservatory

12' 1" x 10' 3" ( 3.68m x 3.12m )  
Double glazed door and window to side aspect. Double glazed window to rear.

### Kitchen

9' 5" x 8' 1" ( 2.87m x 2.46m )  
Double glazed window to rear aspect. Double glazed frosted door to side aspect into garage. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a gas hob and oven. Space for a fridge. Plumbing for a dishwasher.



## First Floor Landing

Double glazed frosted window to side aspect. Radiator. Loft access, part boarded and insulated.

## Bedroom One

14' 3" x 10' 5" max ( 4.34m x 3.17m max )  
Two double glazed windows to front aspect. Built in wardrobes. Radiator.

## Bedroom Two

11' 7" x 9' 8" ( 3.53m x 2.95m )  
Double glazed window to rear aspect. Airing cupboard housing hot water tank. Radiator.

## Bedroom Three

9' 3" x 8' 2" ( 2.82m x 2.49m )  
Double glazed window to front aspect. Storage cupboard. Radiator.

## Bathroom

Double glazed frosted window to rear aspect. Suite comprising walk in shower, wash hand basin and low level wc. Heated towel rail. Fully tiled.

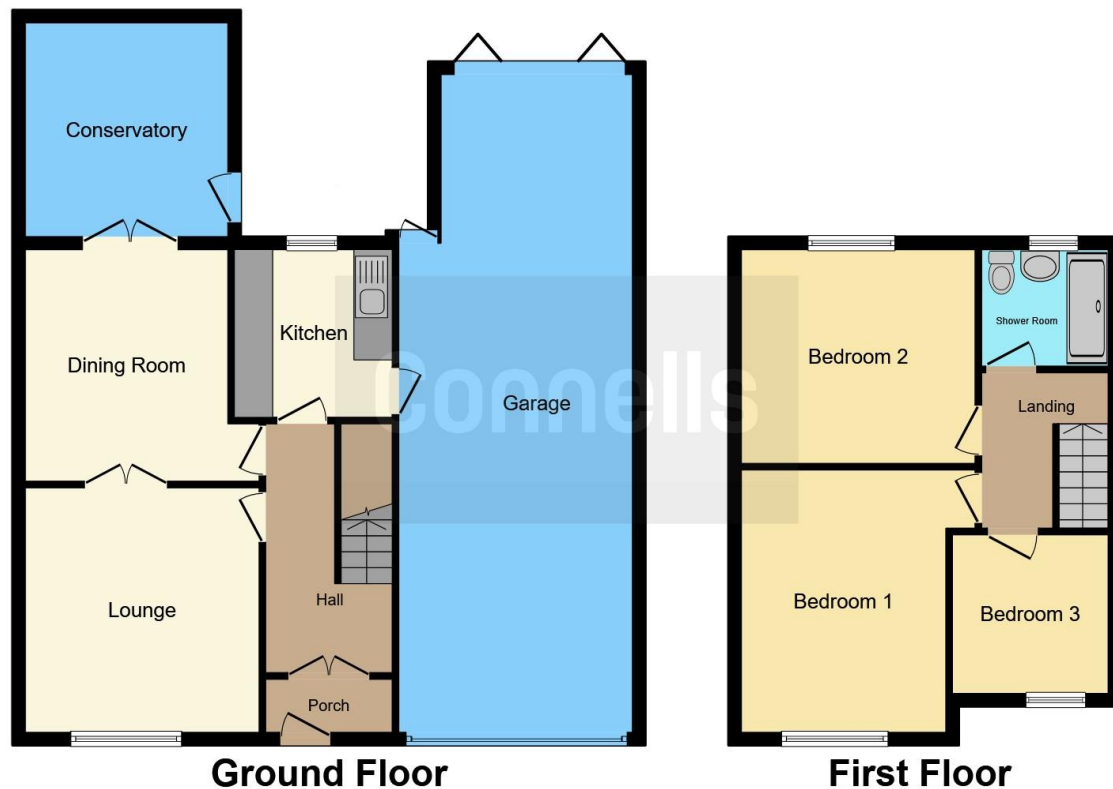
## Rear Garden

Laid to lawn with a patio. Shrubs. Summerhouse. Shed.

## Garage

Double garage with up and over door. Power and light supply. Single Door to rear aspect. Rear of the garage fully opening with triple doors. Boiler. Plumbing for washing machine.





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](http://www.focalagent.com)

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

1A Riddy Lane  
 LUTON LU3 2AD

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/LUN103016](http://connells.co.uk/Property/LUN103016)**



Tenure: Freehold



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