



Connells

Holmscroft Road
Luton



Property Description

This three double bedroom semi detached family home is situated at the end of a cul-de-sac in Limbury, LU3. Benefits include; Open plan living, en suite to master, garage and driveway for multiple vehicles. It holds potential to extend (STPP) and is also being offered to the market CHAIN-FREE!

The property briefly comprises hallway, shower room, lounge/diner and kitchen downstairs.

Upstairs are three double bedrooms with ensuite to master located off the landing.

Externally the garden is laid mostly to lawn.

The front holds a block paved driveway for multiple vehicles.

The garage has power and lighting.

Limbury Mead itself is a suburb within Luton in the LU3 area.

Locally you have Limbury Mead shops which include a Tesco Express, Post Office and local butchers Gerry Taylor.

Leagrave Railway Station is situated less than half a mile from the property as will have you in London St Pancras in as little as 40 minutes on the Thameslink Line.

There are also multiple bus stops within the development for better quality of living for all the family.

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

Call now to view!

Entrance Hall

Double glazed frosted door and window to side aspect. Stairs leading to first floor.

Shower Room

Window to rear aspect. Suite comprising corner shower cubicle, wash hand basin and low level wc. Fully tiled. Heated towel rail. Extractor fan.

Dining Room

9' 2" x 8' 5" (2.79m x 2.57m)
Radiator.

Lounge

16' 5" x 13' 9" (5.00m x 4.19m)
Double glazed bay window to front aspect. Gas fire place. Radiator.

Kitchen

13' 3" x 7' 1" (4.04m x 2.16m)
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 and dishwasher. Space for a fridge/freezer. Integrated electric hob and electric oven with fan over.

First Floor Landing

Loft access.

Bedroom One

15' x 7' 1" (4.57m x 2.16m)
Double glazed window to rear aspect. Radiator.

En Suite

Double glazed frosted windows to front and rear aspects. Jacuzzi bath with shower attachment, wash hand basin and low level wc. Part tiled. Heated towel rail.

Bedroom Two

14' x 10' 7" (4.27m x 3.23m)

Two double glazed windows to front aspect.
Two radiators. Built in wardrobes.

Bedroom Three

11' 2" x 10' (3.40m x 3.05m)

Double glazed window to side aspect.
Radiator.

Front Garden

Block paved driveway providing off road parking for multiple vehicles.

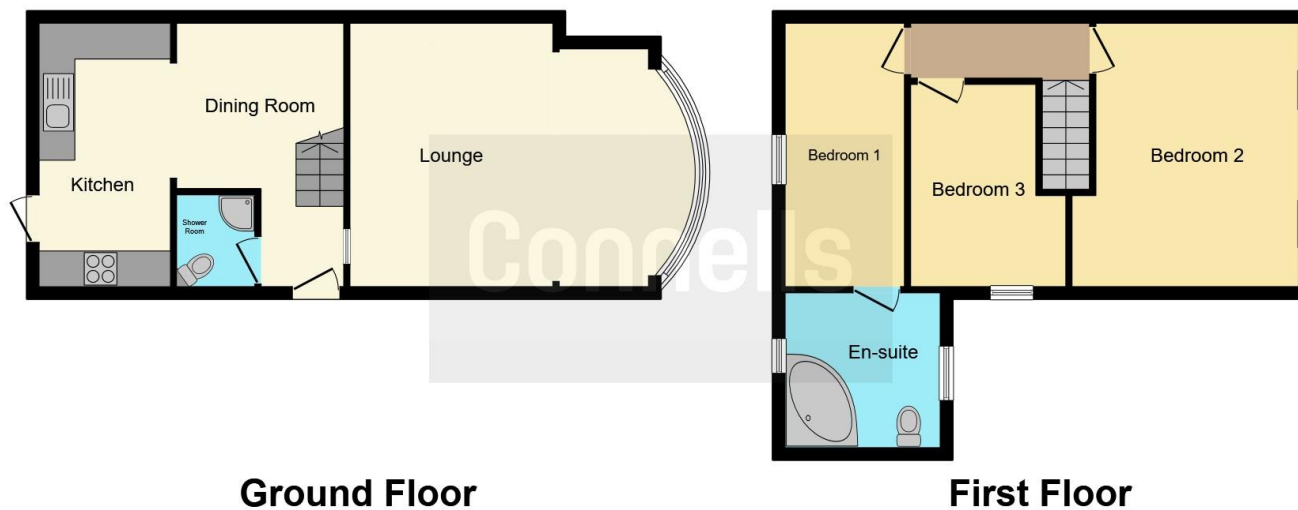
Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Door to garage.

Garage

Single garage with up and over door. Power and light supply. Door and window to rear aspect. Boiler.





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

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EPC Rating: E

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Tenure: Freehold



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