



Connells

Swasedale Road
Luton

Swasedale Road
Luton LU3 2UB

for sale offers in excess of
£475,000



Property Description

This three bedroom extended family home has been cared for and extensively updated by its current owners allowing a dive straight into living experience. Benefits include kitchen/diner, two separate reception rooms and potential to extend further (STPP). It is also being offered to the market chain-free!

Briefly comprises hallway, lounge, kitchen/diner, and snug downstairs. Upstairs are three bedrooms and family bathroom located off the landing. Externally the rear garden is laid mostly to lawn and allows access into the garage. The front holds a block pave driveway and shingle area.

The area of Limbury carries an array of shops including; Tesco Express, post office and local Irish butchers.

Leagrave railway station is around 0.7 miles from the residence and will take you into London St Pancres.

Local schools include; The Meads Primary School, Wauluds Primary School and Woodlands Secondary School rated by Ofsted 'Outstanding'.

This property must be viewed to be truly appreciated, call now to book your private viewing!

Entrance Hall

Door to front aspect. Radiator. Cupboard.

Lounge

13' 4" x 11' 10" (4.06m x 3.61m)
Double glazed window to front aspect. Log burner. Radiator.

Cinema Room

11' 6" x 8' 8" (3.51m x 2.64m)
Speaker system. Radiator.

Kitchen/Diner

21' 9" x 18' 9" (6.63m x 5.71m)
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with Granite work surfaces over incorporating a sink and drainer unit. Integrated Neff appliances. Induction hob. two slide and hide ovens. Cooker hood. Plumbing. Under floor heating. Speaker system.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

13' 5" x 11' 5" (4.09m x 3.48m)
Double glazed window to front aspect. Fitted wardrobe. Speaker system. Spotlights. Radiator.

Bedroom Two

11' 10" x 10' 4" (3.61m x 3.15m)
Double glazed window to rear aspect. Spotlights. Radiator.

Bedroom Three

8' 11" x 8' 3" (2.72m x 2.51m)
Double glazed window to front aspect. Spotlights. Radiator.

Bathroom

Two double glazed windows to rear aspect. Suite comprising bath with shower attachment and wash hand basin. Under floor heating. Heated towel rail.

Separate Wc

Low level wc.

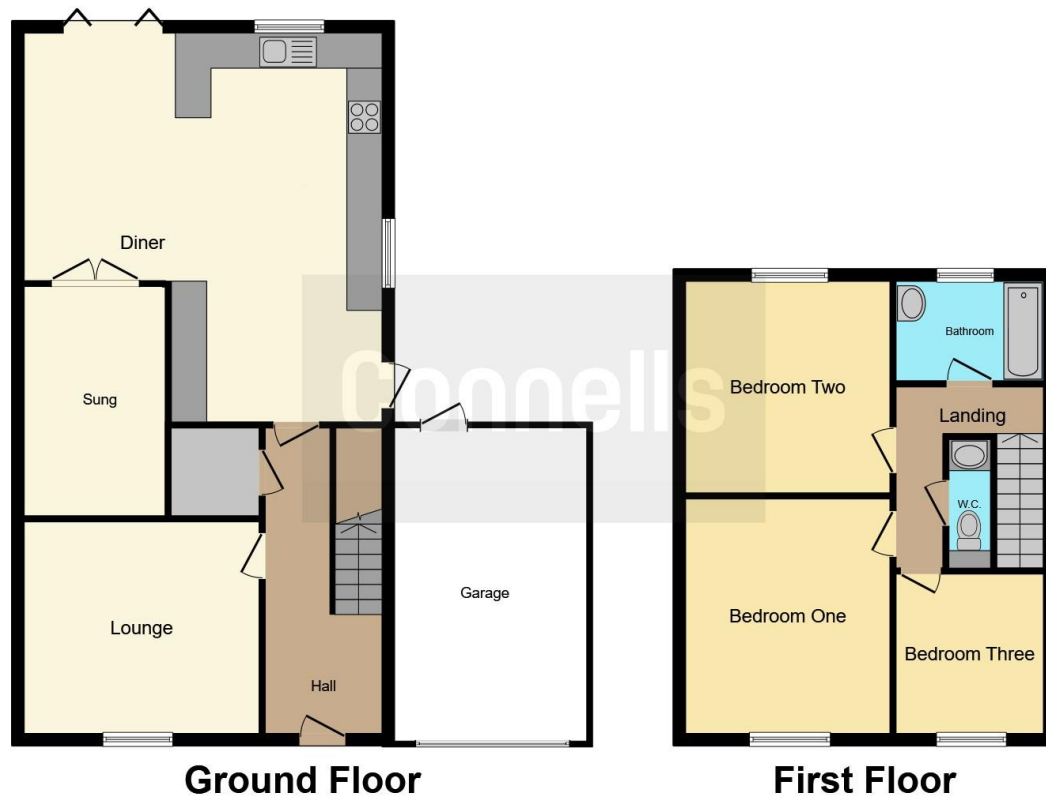
Front Garden

Off road parking.

Rear Garden

Laid to lawn with a patio area. Lighting.





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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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/LUN103266



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.

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