





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



Property Description

Connells Luton North bring to the market a three bedroom semi detached property located in the heart of Bushmead. Lambourn Drive briefly comprises an entrance hall, lounge, kitchen/diner. The upper floor contains three bedrooms and a family bathroom suite. Externally the property benefits from a low maintenance front garden with off street parking. The rear garden is a perfect blend of patio and laid to lawn areas.

Lambourn Drive is situated in Bushmead which is close to all Local Amenities such as Shops, Schools and a Doctors Surgery and also has excellent local transport links. Internal viewings are advised, call Connells Luton North today to arrange your appointment!

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

15' 6" x 10' 10" (4.72m x 3.30m)
Double glazed windows to front and side aspects. Television point. Radiator.

Kitchen/Diner

15' 6" x 8' 9" (4.72m x 2.67m)
Double glazed window to front aspect. Double glazed door and window to side aspects. 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 fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over. Combi boiler.

First Floor Landing

Loft access with loft ladder. Airing cupboard.

Bedroom One

14' 2" x 8' 10" plus door recess (4.32m x 2.69m plus door recess)
Double glazed window to front aspect. Built in

wardrobe. Radiator.

Bedroom Two

9' 2" x 9' (2.79m x 2.74m)
Double glazed window to front aspect. Radiator.

Bedroom Three

7' 10" x 6' 4" (2.39m x 1.93m)
Double glazed window to side aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Radiator. Shaver point.

Rear Garden

Laid to lawn with a patio area. Shed. Decking.





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/LUN103274](https://www.connells.co.uk/Property/LUN103274)

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: LUN103274 - 0004