



Connells

Weltmore Road  
Luton





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)



## Property Description

Connells Luton North present an EXTENDED three bedrooms semi detached property located in the sought after Limbury area of Luton. Weltmore Road comprises an entrance hall, lounge, open plan kitchen/diner, extended dining and shower room. The upper floor contains three bedrooms and family bathroom. Externally the property benefits from ample off street parking to the front, with additional side space for extension potential STPP. The rear garden benefits from patio, laid to lawn areas, a brick built workshop and also a triple length garage.

Located in the sought after Limbury Mead area of Luton. There are excellent schools, shops and amenities available locally plus bus routes, Legrave mainline station and the M1 motorway are all in close proximity.

## Entrance Hall

Double glazed door and window to front aspect. Radiator.

## Living Room

13' 7" x 11' 11" ( 4.14m x 3.63m )  
Double glazed window to front aspect.  
Television point. Gas fire place. Radiator.

## Dining Area

10' 9" x 6' 11" ( 3.28m x 2.11m )  
Double glazed window to rear aspect.  
Radiator.

## Kitchen Area

17' 11" x 9' 10" ( 5.46m x 3.00m )  
Double glazed door to side aspect. Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and two drainer unit. Space for a freestanding gas cooker. Plumbing for a washing machine. Space for a fridge/freezer. Boiler.

## Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

## First Floor Landing

Double glazed window to side aspect. Loft access.

## Bedroom One

12' 7" x 9' 9" ( 3.84m x 2.97m )  
Double glazed window to front aspect. Built in wardrobe. Radiator.

## Bedroom Two

11' x 10' 3" plus door recess ( 3.35m x 3.12m plus door recess )  
Double glazed window to rear aspect. Fitted wardrobe. Radiator.

## Bedroom Three

8' 8" x 7' 10" ( 2.64m x 2.39m )  
Double glazed window to front aspect. Radiator.

## Bathroom

Double glazed window to rear aspect. Suite comprising bath, wash hand basin and low level wc. Radiator.

## Front Garden

Block paved driveway for off street parking. Laid to lawn area.

## Rear Garden

Laid to lawn with a patio area. Brick built shed/workshop.

## Garage

Triple length garage with up and over door. Power and light supply.

## Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'







To view this property please contact Connells on

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

1A Riddy Lane  
 LUTON LU3 2AD

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUN103209](https://connells.co.uk/Property/LUN103209)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUN103209 - 0010