



Connells

Lambourn Drive
Luton



Property Description

This three double bedroom family home makes the ideal home for a growing family. The current owners have extended into the garage making two reception rooms, while still having storage left at the front. Located at the end of the cul-de-sac and holding a driveway for three cars, this isn't one to miss!

Briefly comprises porch, lounge, kitchen, dinning room and garage storage downstairs. Upstairs are three double bedrooms and family bathroom located off the landing. The rear is low maintenance and holds an outbuilding. The front is block paved for three vehicles.

The local area of Bushmead is a suburb of Luton built in around 1990, its known for it's family originated suburb living.

Some local shops include a Co-op, community shop and pharmacy. There is also a local restaurant, public house and church.

A little further is a Marks & Spencer's BP and then a Sainsbury's Supermarket.

Local schools include Bushmead Primary, Icknield High and Cardinal Newman Catholic School. Luton Sixth form collage and Barnfield Collage are also within close reach.

A stones throw away are Warden Hills which offer green walks, perfect for summer evenings.

Call now to view!



Entrance Hall

Double glazed frosted door to front aspect.
Radiator.

Lounge

19' x 11' 1" (5.79m x 3.38m)
Double glazed bay window to front aspect.
Two radiators. Stairs leading to first floor.
Electric fire place.

Kitchen

11' x 8' 1" (3.35m x 2.46m)
Double glazed frosted door to rear aspect.
Double glazed window to rear aspect. Fitted
kitchen comprising a range of wall and base
units with oak worktops incorporating a
stainless steel sink and drainer unit. Part tiled.
Integrated gas hob with electric oven and fan
over. Plumbing for a washing machine and
dishwasher. Boiler.

Dining Room

12' 1" x 8' (3.68m x 2.44m)
Double glazed window to rear. Door into
storage of garage.

First Floor Landing

Loft access, insulated and housing boiler.
Airing cupboard housing hot water tank.

Bedroom One

13' x 11' (3.96m x 3.35m)
Double glazed window to front aspect.
Radiator.

Bedroom Two

11' x 7' (3.35m x 2.13m)
Double glazed window to front aspect.
Radiator.

Bedroom Three

9' x 8' (2.74m x 2.44m)
Double glazed window to rear aspect. Over
stairs storage cupboard. Radiator.

Bathroom

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

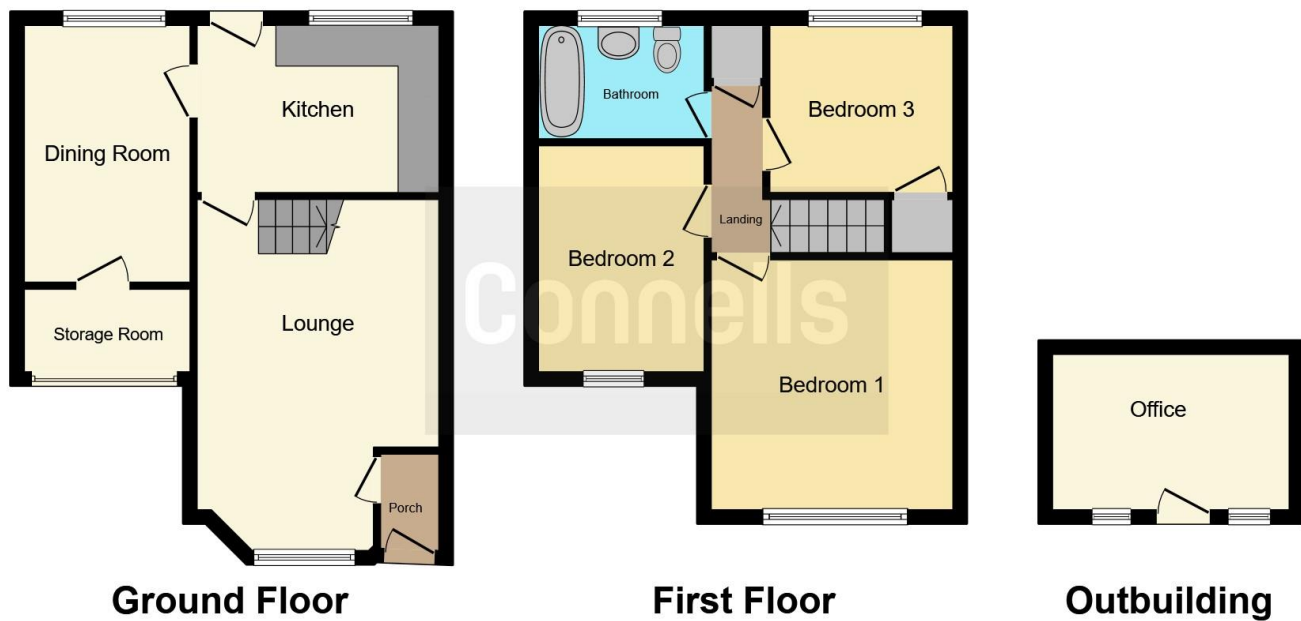
Front Garden

Driveway providing off road parking for up to
four vehicles.

Rear Garden

Paved patio area with decking leading to
outbuilding with power and 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: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/LUN103376

Tenure: Freehold



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