



Connells

Lambourn Drive
Luton



Property Description

This three bedroom end of terrace home makes the ideal first time purchase. Located in the popular Bushmead development in LU2 and at the end of a cul-de-sac offering a safe setting for families to grow. Benefits include a driveway for three cars, separate hallway on entrance and private rear garden.

Briefly comprises hallway, lounge, and kitchen/diner downstairs.

Upstairs are three bedrooms and family bathroom located off the landing.

The rear is laid mostly to lawn and holds a gate to the driveway which accommodates three cars.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer.

Some local shops include a Co-op, community shop and pharmacy.

There is also a restaurant, public house and church.

Local schools include Bushmead Primary, Icknield High and Cardinal Newman Catholic School.

Luton Sixth Form College and Barnfield College are also within close reach.

Luton mainline railway station and Leagrave station are both within 2.5 miles from the house.



Entrance Hall

Double glazed frosted door to front aspect. Laminate flooring. Radiator.

Lounge

15' x 10' (4.57m x 3.05m)
Double glazed window to front aspect. Laminate flooring. Radiator.

Kitchen/Diner

13' x 10' (3.96m x 3.05m)
Double glazed patio door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated gas hob with oven and fan over. Under stairs storage cupboard. Space for a fridge/freezer. Plumbing for a tumble dryer. Laminate flooring. Radiator. Part tiled. Boiler.

First Floor Landing

Airing cupboard housing hot water tank. Loft with insulation and part boarded.

Bedroom One

11' x 8' (3.35m x 2.44m)
Two double glazed windows to front aspect. Built in wardrobes. Radiator.

Bedroom Two

7' max x 10' max (2.13m max x 3.05m max)
Double glazed window to rear aspect. Radiator.

Bedroom Three

7' x 7' (2.13m x 2.13m)
Double glazed window to rear aspect. Laminate flooring. Radiator.

Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Heated towel rail. Part tiled walls and flooring. Extractor fan.

Front Garden

Driveway providing off road parking for three vehicles.

Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Gate to front aspect. Shed.





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.localagent.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/LUN103481

Tenure: Freehold



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