



**Connells**

Hemingford Drive  
Luton



# Hemingford Drive Luton LU2 7BA

for sale offers in excess of  
**£465,000**



## Property Description

This extended three bedroom semi detached family home is a rare opportunity, with extensive living, garage, off road parking and 32' foot heated swimming pool this isn't one to miss. Located in the sought after LU2 area and also being offered to the market chain-free!

Briefly comprises porch, hallway, lounge/diner, lean to, kitchen/breakfast room and second lean to downstairs.

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

The front is mostly block paved with a driveway and the rear is laid mostly to lawn holding a 32' foot x 16' foot heated swimming pool.

The residence also holds an integral garage.

This secluded location makes the ideal forever family home offering peaceful living while still being in close proximity of everyday essentials.

Local shops include Marks & Spencer's and Co-op. A little further there is a Sainsbury's supermarket and an array of amenities including doctors and dentists.

Local schools include the popular Icknield High School and Cardinal Newman Catholic School.

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

Call now to avoid disappointment!

## Entrance Hall

Frosted door and window to front aspect. Stairs leading to first floor. Laminate flooring. Radiator.

## Lounge

25' x 10' 1" ( 7.62m x 3.07m )

Double glazed bay window to front aspect. Double glazed patio doors to rear aspect. Gas feature fire place. Two radiators.

## Lean To

11' x 11' ( 3.35m x 3.35m )

Double glazed frosted door to side aspect. Frosted window to rear aspect.

## Kitchen

15' x 9' ( 4.57m x 2.74m )

Two double glazed windows to rear aspect. Double glazed door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Storage cupboard. Part tiled. Integrated gas hob, double oven and fan over. Radiator. Breakfast area.

## Lean To

19' x 11' ( 5.79m x 3.35m )

Double glazed patio doors to side. Frosted window to rear. Door to rear.

## First Floor Landing

Double glazed window to side aspect. Loft access with pull down ladder, insulated and boarded. Radiator.

## Bedroom One

14' x 9' ( 4.27m x 2.74m )

Double glazed window to rear aspect. Built in wardrobe. Laminate flooring. Radiator.

## Bedroom Two

11' x 10' ( 3.35m x 3.05m )

Double glazed window to front aspect. Built in wardrobes. Laminate flooring. Radiator.

## Bedroom Three

9' x 7' ( 2.74m x 2.13m )



Double glazed window to rear aspect. Built in wardrobes. Airing cupboard housing hot water tank. Radiator.

## Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower attachment and shower over, wash hand basin and low level wc. Heated towel rail. Fully tiled.

## Front Garden

Block paved drive. Lawn with shrubs.

## Rear Garden

Laid to lawn with a patio area. Shed. 32 foot heated swimming pool. Gate to front.

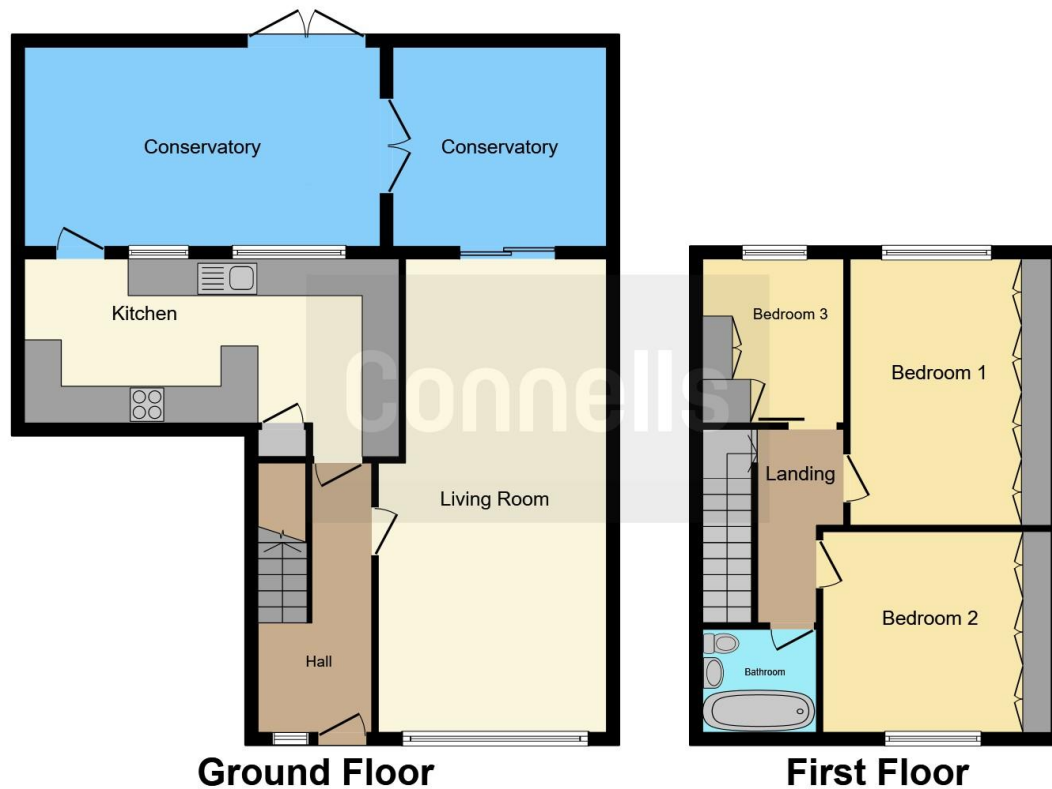
## Outbuilding

Double glazed door to side x 2. Double glazed frosted window to side. Double glazed frosted window to side and rear. Range of wall and base units. Pool boiler.

## Garage

Up and over door. Storage cupboard. Power and light. Glazed door to side aspect. Boiler.





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)

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EPC Rating: C    Council Tax  
 Band: D

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Tenure: Freehold



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