



Connells

Leagrave Road
Luton



Property Description

This extended three-bedroom family home offers versatile living with study area, open plan kitchen/ diner and separate lounge. The accommodation is in the popular LU3 area of Luton, a stone's throw from local amenities. There is also a garage and drive to the rear of the property.

Briefly comprising of; Porch, living room, study area and kitchen/diner downstairs. Upstairs are three bedrooms and family bathroom off the landing.

Externally to rear is a garden laid mostly to lawn. There is a gate to the rear leading to a drive and garage.

Off road parking.

The property has been well maintained by its current owners and holds the potential to extend further (STPP.)

Locally amenities include; Woodland Ave Practice and Marsh House Dental Practice as well as an array of different shops and take away's.

Leagrave railway station is located 1 mile from the residence and local schools include; Denbigh Primary School, St Joseph's Catholic Primary School and Jamiatul Uloom Al - Islamia independent school.

M1 Junction 11 and Luton and Dunstable University Hospital are a short drive as is Luton town centre.

Call now to book your viewing!

Entrance Porch

Double glazed door to front. Double glazed window to front and side. Door to lounge

Lounge

16' 7" x 18' 5" (5.05m x 5.61m)
Double glazed window to front. Fitted carpet. Radiator. Access to study

Study

10' 8" x 7' 2" (3.25m x 2.18m)
Fitted carpet. Radiator. Access to kitchen.

Kitchen / Diner

11' 8" max x 16' 9" (3.56m max x 5.11m)
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Integrated appliances. Partly tiled. Vinyl flooring. Double glazed windows to rear. Double glazed door to rear.

Landing

Fitted carpet. Loft access housing main water tank.

Bedroom One

11' 1" x 11' 3" (3.38m x 3.43m)
Double glazed window to front. Fitted carpet. Built in wardrobes.

Bedroom Two

11' 2" x 11' 9" (3.40m x 3.58m)
Double glazed window to rear. Fitted carpet. Radiator. Built in cupboard housing boiler and hot water tank.

Bedroom Three

Double glazed window to front. Fitted carpet. Radiator. Built in storage cupboards.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Heated towel rail. Vinyl flooring. Double glazed window to rear.

Outside

Rear Garden

Paved patio area. Laid to lawn.

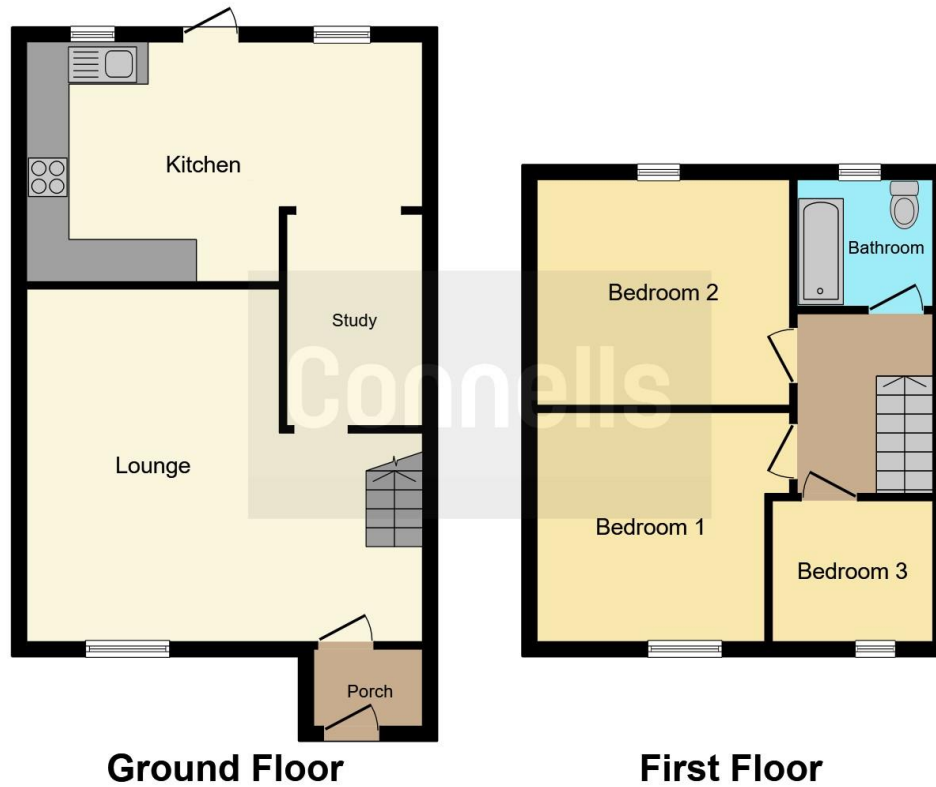
Front Garden

Block paved driveway. Off road parking

Garage

Up and over door. Window to rear.





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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EPC Rating: D

view this property online connells.co.uk/Property/LUT316415

Tenure: Freehold



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