



**Connells**

Lyneham Road  
Luton



### Property Description

Connells Stopsley bring to the market a popular three-bedroom semi-detached property in the sought after Vauxhall Park area of Stopsley. Lyneham Road comprises of an entrance hall, family bathroom suite, spacious lounge/diner, extended kitchen area. The upper floor contains three bedrooms. Externally the property benefits from off street parking to the front. To the rear a mix of patio and laid to lawn area.

Locally 'Lyneham Road' is within walking distance to all local amenities and benefits from fantastic local transport links. A short drive from Luton Airport Parkway and junction 10 of M1 makes Lyneham Road a perfect location for commuters.

### Entrance Hall

Double glazed door to side. Radiator.

### Lounge

13' 2" x 16' 8" ( 4.01m x 5.08m )  
Double glazed window to front. Radiator. TV point. Open fireplace.

### Dining Room

12' 3" x 10' 6" ( 3.73m x 3.20m )

### Kitchen

10' 9" x 7' 3" ( 3.28m x 2.21m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Combi boiler.

### Conservatory

8' 8" x 10' 4" ( 2.64m x 3.15m )  
Brick base. Double glazed window to side. Double glazed door to rear. Under floor heating.

### Landing

Double glazed window to front. Loft access. Loft ladder.

### Bedroom One

9' 11" x 9' 10" ( 3.02m x 3.00m )  
Double glazed window to front. Radiator.

### Bedroom Two

12' x 8' 7" ( 3.66m x 2.62m )  
Double glazed window to rear. Radiator. Fitted wardrobes.

### Bedroom Three

7' 9" x 9' 1" ( 2.36m x 2.77m )  
Double glazed window to rear. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Double glazed window to rear. Extractor fan. Partly tiled.

### Outside

### Front Garden

Block paved driveway.

### Rear Garden

Paved patio area. Laid to lawn. Shed.

### Garage

Accessed via roll door. Power and light.





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)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/STP307243](http://connells.co.uk/Property/STP307243)**

Tenure: Freehold



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