

for sale

offers in excess of **£300,000** Freehold



## Butely Road Luton LU4 9EW

Connells offer for sale this family home, located within the sought after Toddington Road area. There are popular schools, shops and amenities available locally plus bus routes, Leagrave station and the M1 motorway are in close proximity. Call Connells on 01582 595 127.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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# Property Details

## Entrance Hall

Double glazed door and window to front aspect. Radiator.

## Lounge 14' 8" x 14' 4" ( 4.47m x 4.37m )

Double glazed window to front aspect. Radiator.

## Kitchen 14' 8" x 9' 11" ( 4.47m x 3.02m )

Double glazed window to rear aspect. Door to garden. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Tiling. Electric oven with electric hob. Plumbing for a washing machine. Space for a fridge/freezer.

## First Floor Landing

Stairs leading from lounge. Loft access.

## Bedroom One 13' 3" x 8' 4" ( 4.04m x 2.54m )

Double glazed window to front aspect.

## Bedroom Two 9' 2" x 8' 2" ( 2.79m x 2.49m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 10' 7" x 5' 6" ( 3.23m x 1.68m )

Double glazed window to front aspect. Radiator.

## Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Tiling.

## Front Garden

Laid to lawn.

## Rear Garden

Laid to lawn.

## Garage

Single garage situated in the rear garden with up and over door. Power and light supply



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** F

Property Ref: LGR309965 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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