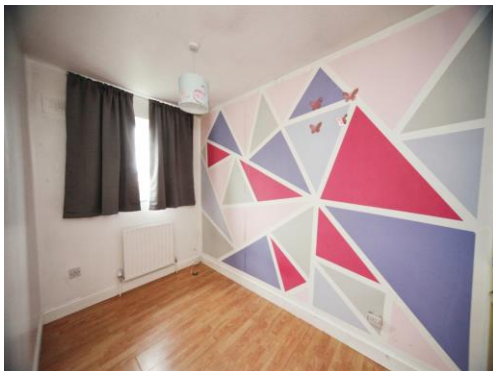




**Connells**

Peregrine Road  
Luton





### Property Description

Connells Leagrave present a two bedroom semi detached property located in the sought after Birds Estate area of Leagrave. Peregrine Road briefly comprises an entrance hall, lounge and kitchen/diner. The upper floor contains two bedrooms and family bathroom suite. The property also benefits from off street parking for two vehicles. with a laid to lawn front and rear garden.

This property is located within close proximity of the motorway junctions 11/11a of the M1, all local amenities and benefits from fantastic local bus routes. Do not miss out on this fantastic home call today to arrange a viewing 01582 595127.

### Lounge

12' 5" x 9' 9" ( 3.78m x 2.97m )  
Double glazed window to side aspect. Patio doors. Television point. Radiator.

### Kitchen

12' 2" x 10' 1" ( 3.71m x 3.07m )  
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Electric cooker.

### First Floor Landing

Double glazed window to front aspect. Loft hatch.

### Bedroom One

10' 9" x 9' 7" ( 3.28m x 2.92m )  
Double glazed window to rear aspect. Television point. Radiator.

### Bedroom Two

11' 7" max x 5' 11" ( 3.53m max x 1.80m )  
Double glazed window to side aspect. Radiator.

### Bathroom

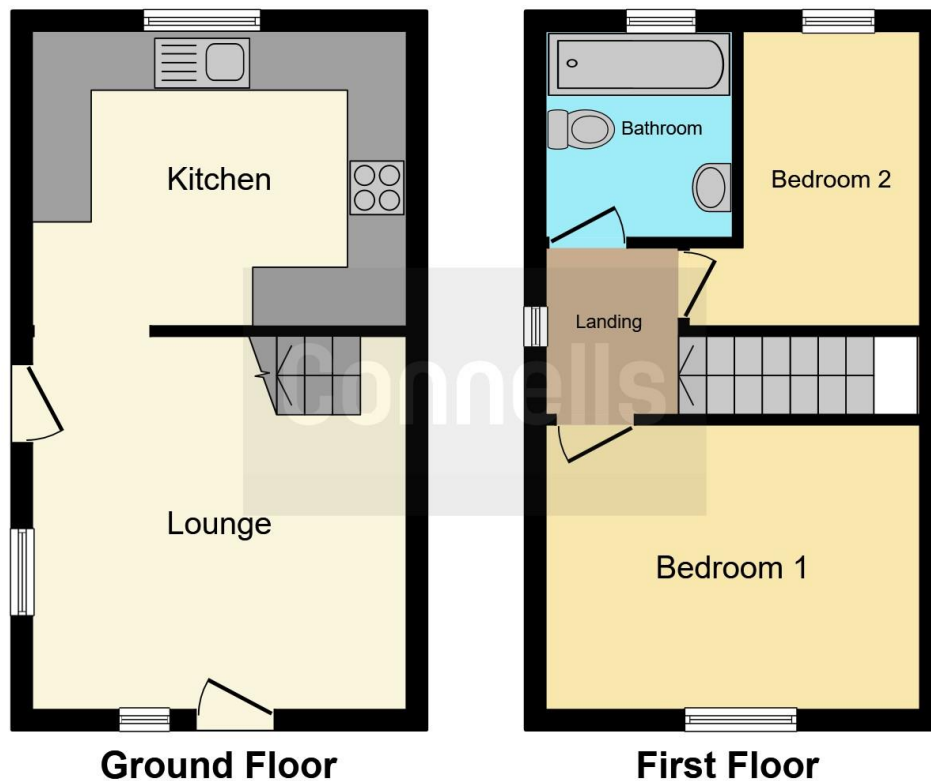
Double glazed window to side aspect. Suite comprising bath, wash hand basin and low level wc.

### Rear Garden

Laid to lawn.







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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 LUTON LU3 2QQ

**EPC Rating: E**

**view this property online [connells.co.uk/Property/LGR311093](http://connells.co.uk/Property/LGR311093)**



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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