



Connells

Wimple Road
Luton

Wimple Road
Luton LU4 0NP

for sale offers in excess of
£325,000



Property Description

Connells Leagrave present a CORNER PLOT two bedroom semi detached bungalow located on L&D borders. Wimple Road comprises an entrance hall, two bedrooms, Lounge, kitchen area, family bathroom and Conservatory/Dining Space. Externally the property benefits from off street parking as well as a garage. Wimple Road is situated on a large plot and has ample extension potential STPP.

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

12' 11" x 11' 1" (3.94m x 3.38m)
Double glazed bay window to front aspect. Television and telephone points. Electric fire place. Radiator.

Kitchen

9' 6" x 9' 1" (2.90m x 2.77m)
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric hob with fan oven. Radiator.

Conservatory

11' 10" x 8' 8" (3.61m x 2.64m)
Double glazed door to side aspect. Double glazed windows to rear aspect. Work surfaces over dishwasher and tumble dryer.

Bedroom One

12' 11" x 8' 11" (3.94m x 2.72m)
Double glazed window to front aspect. Radiator.

Bedroom Two

9' x 8' 11" (2.74m x 2.72m)
Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Radiator.

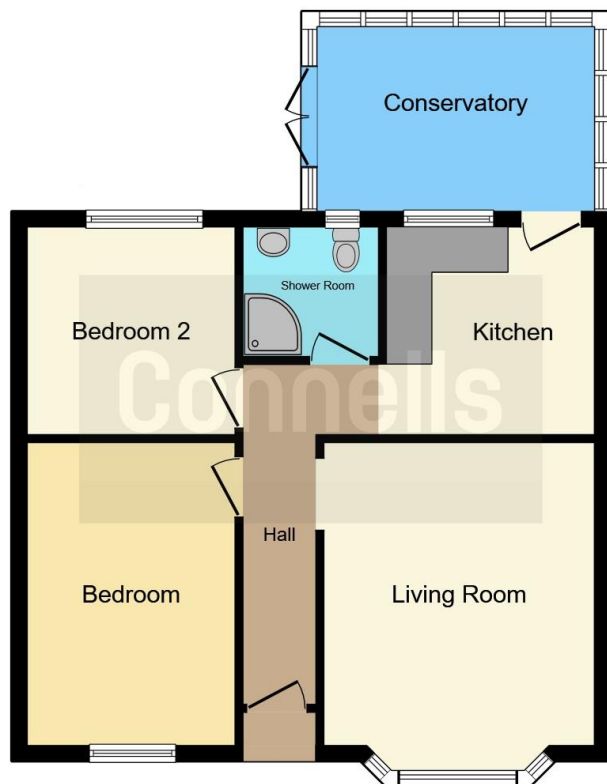
Rear Garden

Laid to lawn with a patio area. Pond. Greenhouse. Shed.

Garage

Single garage with up and over door.





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

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EPC Rating: D

view this property online connells.co.uk/Property/LGR311239



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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