



**Connells**

Shakespeare Road  
Luton





### Property Description

Connells Leagrave bring to the market a well presented three bedroom semi detached chalet bungalow on the sought after L&D Borders. Shakespeare Road briefly comprises an entrance hall, two double bedrooms, bathroom suite, open plan kitchen/diner and lounge area. The property also benefits from a utility room which has a stairway to the upper floor and additional third bedroom. Externally the property benefits from off street parking as well as a garage on the side with potential extension potential STPP.

Shakespeare Road is situated in the sought-after L&D Borders area. The property is strategically located within easy reach of various local amenities, including Tesco's & Lidl supermarkets, the 'White Lion' retail park, & a recently constructed leisure centre. Residents benefit from convenient access to the new high-speed bus route, facilitating seamless connections to Dunstable, Houghton Regis, Luton, Luton Airport, the town centre, & the main railway station. The M1 motorway, with Junctions 11 and 11a, is a short drive away, as are Leagrave ThamesLink Train Station & Luton & Dunstable Hospital. For families, the property falls within the catchment areas of Ferrars Primary & The Chalk Hills Academy, enhancing its appeal as an ideal family home. Whether it's ease of commuting, proximity to schools, or access to various amenities, Shakespeare Road provides a well-connected and convenient living experience.

### Entrance Hall

Double glazed door to side aspect. Radiator.

### Lounge

16' 10" x 9' 5" ( 5.13m x 2.87m )

Double glazed window to rear aspect. Radiator.

## Kitchen/Diner

16' 4" x 8' 11" ( 4.98m x 2.72m )

Double glazed patio doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric hob with electric oven and cooker hood over. Radiator.

## Bedroom One

13' 6" x 11' 2" ( 4.11m x 3.40m )

Double glazed window to front aspect. Built in cupboards. Radiator.

## Bedroom Two

11' 11" x 8' 11" ( 3.63m x 2.72m )

Double glazed window to front aspect. Radiator.

## Utility Room

10' 2" x 8' 8" ( 3.10m x 2.64m )

Wall and base units. Stairs leading to upper floor. Radiator.

## Bedroom Three

13' 5" x 10' 2" ( 4.09m x 3.10m )

Double glazed window to front aspect. Built in wardrobes. Radiator.

## Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Extractor fan.

## Front Garden

Block paved driveway with off street parking for three vehicles.

## Rear Garden

Laid to lawn with a patio area. Shed.

## Garage

Electric door. Power and light supply. Plumbing for a washing machine and dryer. Solar panels.







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)

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**EPC Rating: D**

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Tenure: Freehold



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