

for sale

£400,000 Freehold



Lime Avenue Luton LU4 0EF

- Energy Rating: Awaited
- Three Bedrooms
- Semi Detached
- Traditional Bayfronted Property
- Two Garages



Property Details

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Lounge 14' 4" x 12' 4" (4.37m x 3.76m)

Double glazed window to front aspect. Gas fire place. Television point. Radiator.

Dining Room 12' 10" x 10' 9" (3.91m x 3.28m)

Double glazed patio doors to rear aspect. Radiator.

Kitchen 9' 5" x 7' 4" (2.87m x 2.24m)

Double glazed window and door 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. Plumbing for a washing machine. Integrated dishwasher. Gas hob with electric oven and cooker hood over. Combi boiler.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One 12' 10" x 10' (3.91m x 3.05m)

Double glazed window to rear aspect. Built in cupboard. Television point. Radiator.

Bedroom Two 12' 4" x 9' (3.76m x 2.74m)

Double glazed window to front aspect. Television point. Radiator.

Bedroom Three 9' 5" x 7' 5" (2.87m x 2.26m)

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. Fully tiled. Radiator.

Loft Space 18' 5" x 10' (5.61m x 3.05m)

Double glazed velux windows to front and rear aspects.

Rear Garden

Laid to lawn with a patio area. Decking.

Two Garages

Accessed via a service road. 1 x up and over door. 1 x open out door.



To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

Property Ref: LGR311433 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk