





Property Description

Connells Leagrave are delighted to present this amazing 5 bedroom semi detached home, ideal for a family who enjoy the finer things in life. The property comprises an entrance hallway, a large open plan living room/kitchen with integrated white goods complete with sky lights, a separate utility room, downstairs bathroom with shower, two bedrooms, one with en suite and a third room. Upstairs you have three more bedrooms and a four piece family bathroom to the rear of the house you have a large raised composite decking area looking over the huge garden and to the front you have a driveway for 2 cars.

This delightful family home is located with easy access to local shops, highly regarded schools, the Luton & Dunstable hospital and the Thameslink mainline railway station.

Entrance Hall

Double glazed door to front aspect.

Kitchen/Lounge

18' 11" x 13' 3" max (5.77m x 4.04m max)
Two double glazed bifold-fold doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge/freezer. Integrated dishwasher. Integrated electric oven with induction hob and fan over. Extractor.

Utility Room

12' 3" x 5' 5" (3.73m x 1.65m)
Double glazed window to side aspect. Plumbing for a washing machine.

Bedroom Two

13' 9" in to bay window x 11' 1" (4.19m in to bay window x 3.38m)
Double glazed bay window to front aspect. Radiator.

Bedroom One

15' 1" x 10' 2" (4.60m x 3.10m)
Double glazed window to front aspect.
Radiator. Walk in wardrobe.

En Suite

Double glazed window to side aspect. Suite comprising walk in shower, wash hand basin and low level wc. Radiator.

Bedroom Three

14' 9" x 7' 3" (4.50m x 2.21m)
Double glazed window to front aspect.
Radiator.

Bathroom

Suite comprising walk in shower, wash hand basin and low level wc. Radiator.

First Floor Landing

Double glazed window to front aspect.

Bedroom Four

9' 7" max x 9' 2" (2.92m max x 2.79m)
Double glazed window to side aspect.
Plumbing for a kitchen/studio flat. Radiator.

Bedroom Five

8' 9" x 8' 7" (2.67m x 2.62m)
Double glazed window to rear aspect.
Radiator.

Bedroom Six

9' 6" x 6' 5" (2.90m x 1.96m)
Double glazed window to rear aspect.
Radiator.

Bathroom

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

Front Garden

Block paved driveway for two vehicles.

Rear Garden

Laid to lawn with a large raised composite decking area. Brick and wood shed.





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

To view this property please contact Connells on

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

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR310982

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.

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

Property Ref: LGR310982 - 0011