



Connells

Lime Avenue
Luton



Property Description

Connells Leagrave present a three bedroom detached property located within walking distance to L&D hospital. Lime Avenue briefly comprises an entrance hall, cloakroom, kitchen area, lounge/diner with conservatory extension to rear. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front and the side with an additional garage. The property also benefits from extension potential STPP.

Situated in a popular residential area, this property is strategically located within walking distance of Luton/Dunstable Hospital, making it ideal for healthcare professionals or families seeking proximity to essential facilities. The M1 Junction 11 is also within easy reach, offering excellent transport links for commuters. Local amenities, schools, and public transport options are all nearby, enhancing the appeal of this well-positioned home.

Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Fully tiled. Radiator.

Lounge

12' 10" x 11' 4" (3.91m x 3.45m)
Double glazed window to front aspect. Gas fire place. Television point. Radiator.

Dining Room

11' 8" x 9' 7" (3.56m x 2.92m)
Double glazed patio doors to rear aspect. Radiator.



Kitchen

11' x 8' 1" (3.35m x 2.46m)
Double glazed window to rear aspect. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated fridge and dishwasher. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over. Pantry cupboard. Radiator.

Conservatory

12' 11" x 9' 6" (3.94m x 2.90m)
Brick built base with double glazed window to side aspect. Double glazed patio doors to rear aspect. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access with ladder.

Bedroom One

13' 10" x 10' 7" (4.22m x 3.23m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

9' 10" x 7' 2" (3.00m x 2.18m)
Double glazed window to front aspect. Built in cupboard. Television point. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps, shower, wash hand basin and low level wc. Fully tiled. Radiator.

Front Garden

Artificial grass. Off street parking.

Rear Garden

Artificial grass with a patio area. Shrubby.

Garage

Open out doors. Power and light supply.





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.localagent.com

To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: Awaited
 Council Tax Band: D

view this property online connells.co.uk/Property/LGR311883

Tenure: Freehold



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