



Connells

Butely Road
Luton



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Property Description

Connells Leagrave present a four bedroom semi detached CORNER PLOT located off the sought after Toddington Road. Butely Road briefly comprises an entrance hall, cloakroom, lounge, diner, kitchen with utility room. The upper floor contains four bedrooms and family bathroom as well as an additional shower-room. Externally the property is situated on a spacious plot offering extension potential STPP. The property also boasts off street parking as well as a garage.

Located within the sought after Northern area of Luton. There are popular schools, shops and amenities available locally plus bus routes, Leagrave station and the M1 motorway are in close proximity.

Entrance Porch

Double glazed window to front and side aspects. Radiator.

Cloakroom

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

Lounge

13' 7" x 12' 8" (4.14m x 3.86m)
Double glazed window to front aspect. Electric fire place.

Dining Room

10' 9" x 9' 5" (3.28m x 2.87m)
Double glazed sliding doors to rear aspect. Radiator.

Kitchen

14' 3" x 10' 8" (4.34m x 3.25m)
Double glazed windows to side and rear aspects. Double glazed door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Gas oven with extractor fan over.

Utility Room

6' 9" x 6' 7" (2.06m x 2.01m)
Double glazed door to side aspect. Plumbing for a washing machine and tumble dryer. Sink unit.

First Floor Landing

Storage cupboard. Loft hatch. Radiator.

Bedroom One

13' 2" x 9' 6" (4.01m x 2.90m)
Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Two

9' 9" x 9' 2" (2.97m x 2.79m)
Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

9' 2" x 6' 5" (2.79m x 1.96m)
Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Four

11' 4" x 6' 11" (3.45m x 2.11m)
Double glazed window to front aspect. Loft hatch. Radiator.

Shower Room

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

Bathroom

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

Rear Garden

Wrap around garden with a laid to lawn area and a paved patio area. Apple and cherry trees.

Out Building

13' 7" x 9' 4" (4.14m x 2.84m)
Double glazed window to front aspect.

Garage

Up and over door.





To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR311723



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