

Connells

Seabrook Luton







Property Description

Connells Leagrave present a CHAIN FREE & IMMACULATE three bedroom semi detached property located within walking distance to L&D hospital. Seabrook briefly comprises an entrance hall, open plan lounge/diner and kitchen area. The upper floor contains three bedrooms and modern bathroom suite. Externally the property benefits from a block paved from garden offering off street parking, as well as a garage to the side of the property. The rear garden is a blend of patio, decking and laid to lawn areas, complete with a shed and 21 FT home office. The property boasts extension potential STPP.

The location is another standout feature. Situated within close proximity to Leagrave Train Station, the property offers excellent transport links, making commutes to nearby towns and cities quick and convenient. For those travelling by car, M1 Junction 11 is easily accessible, ensuring connectivity to the wider motorway network. Families will appreciate the property's position within a great school catchment area, while its proximity to Luton & Dunstable Hospital adds to its convenience.

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

12' 9" x 11' 4" (3.89m x 3.45m)

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

Dining Room

11' 2" x 9' 5" (3.40m x 2.87m)

Double glazed patio doors to rear aspect. Radiator.

Kitchen

10' 8" x 8' 2" (3.25m x 2.49m)

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over with stainless steel sink and drainer unit. Space for a fridge/freezer. Integrated dishwasher. Gas hob with electric oven and cooker hood over.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

13' 8" x 10' 7" (4.17m x 3.23m)

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

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

9' 9" x 7' 1" (2.97m x 2.16m)

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

Bathroom

Double glazed windows to rear and side aspects. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

Front Garden

Block paved providing off road parking.

Rear Garden

Laid to lawn with a patio and decking area.

Outbuilding

Low level wc and wash hand basin.

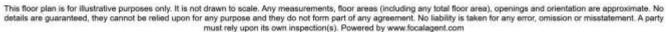
Lean To

21' 3" x 9' 5" (6.48m x 2.87m) Open out doors. Power and light supply.









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

view this property online connells.co.uk/Property/LGR312039





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.

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