

Connells

Limbury Road Luton

Limbury Road Luton LU3 2PJ



Property Description

CONNELLS Leagrave are delighted to present this spacous four bedroom semi detached house located in walking distance of Leagrave Station - Limbury Road comprises an enterance hall, dining room, extended lounge, kitchen area, utility, downstairs W/C and shower. The upper floor contains four bedrooms and modern bathroom suite. Externally the property benefits from front off street parking, space to the side for more parking leading to a large gargage which was previously used as a car workshop. The rear garden is a blend of patio, decking and laid to lawn areas.

Situated in the popular Leagrave area, you'll enjoy easy access to a host of amenities, including shops, restaurants, and recreational facilities. The property also benefits from being within the catchment area of highly regarded schools, providing excellent educational opportunities for your children.





Entrance Hall

Door to front. Under stairs storage cupboard. Radiator. Double glazed window to side.

Cloakroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Double glazed window to rear.

Lounge

11' 5" x 11' 6" (3.48m x 3.51m) Radiator. Log burner.

Dining Room

13' 9" x 12' 3" (4.19m x 3.73m) Double glazed bay window to front. Radiator.

Reception Room

10' 6" x 9' 7" (3.20m x 2.92m)
Double glazed sliding doors to rear. Radiator.

Kitchen

11' 8" x 7' 1" (3.56m x 2.16m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Gas hob. Electric oven. Extractor fan. Plumbing and space for appliances. Radiator.

Utility Room

7' 6" x 4' 1" (2.29m x 1.24m) Fitted with base units. Plumbing and space for appliances. Radiator.

Landing

Double glazed window to side. Loft hatch.

Bedroom One

14' 8" x 10' 4" (4.47m x 3.15m)
Double glazed window to side. Radiator.

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)
Double glazed window to rear. Radiator.
Fitted wardrobes.

Bedroom Three

10' 6" x 8' 9" (3.20m x 2.67m)
Double glazed window to rear. Radiator.

Bedroom Four

8' 1" x 8' 3" (2.46m x 2.51m) Double glazed window to front. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Walk in shower. Radiator. Double glazed window to side.

Outside

Front Garden

Driveway. Charging point.

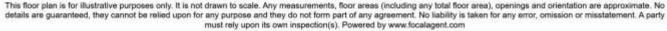
Rear Garden

Laid to lawn with a patio and decking area. 21'8 x 13'7 Garage with power and plumbing. Single glazed window.









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/LGR312050





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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