



Connells

Limbury Road
Luton

Limbury Road
Luton LU3 2PJ

for sale
£425,000



Property Description

CONNELLS Leagrave are delighted to present this spacious four bedroom semi detached house located in walking distance of Leagrave Station - Limbury Road comprises an entrance 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 garage 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.





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

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312050



Tenure: Freehold



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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.

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