



Connells

Peregrine Road
Luton



Property Description

Connells Leagrave present a three bedroom semi detached property located on the popular Birds Estate. Peregrine Road briefly comprises an entrance porch, entrance into an open plan lounge/diner, kitchen and conservatory extension. The upper floor contains three bedrooms and a family bathroom suite. Externally the property benefits from a block paved front garden providing off street parking. The rear garden is a beautifully landscaped rear garden blending of patio and laid to lawn areas.

One of the standout attributes of this property is its prime location. Situated in the sought after Birds Estate, residents benefit from excellent local amenities, including shops and schools, all within easy reach. Furthermore, the property offers superb connectivity, with easy access to the bustling centres of Luton and Dunstable. For those working in the healthcare sector or requiring medical facilities, the proximity to Luton and Dunstable Hospital is a significant advantage, making daily commutes effortless. The property is also within a short drive to either junction 11 or 11A of the M1 for commuting towards London.



Entrance Porch

Double glazed door and window to front aspect. Electric radiator.

Lounge/Diner

22' 8" x 14' 3" (6.91m x 4.34m)
Double glazed window to front and rear aspect. Television point. Electric fire place. Radiator.

Kitchen

9' 5" x 7' 2" (2.87m x 2.18m)
Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with stainless steel sink and drainer unit. Space for a freestanding electric oven. Plumbing for a washing machine. Space for a fridge/freezer.

First Floor Landing

Loft access. Airing cupboard housing combi boiler.

Bedroom One

10' x 7' 7" (3.05m x 2.31m)
Double glazed window to rear aspect. Fitted wardrobes. Television point. Radiator.

Bedroom Two

11' 8" x 5' 5" plus door recess (3.56m x 1.65m plus door recess)
Double glazed window to front aspect. Radiator.

Bedroom Three

8' 7" x 8' 6" max (2.62m x 2.59m max)
Double glazed window to front aspect. Built in cupboard. Radiator.

Bathroom

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

Front Garden

Block paved driveway providing off street parking.

Rear Garden

Artificial grass with patio area. Shed.

Parking

Carport to side aspect.





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

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/LGR312022

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR312022 - 0003