Kate Batchelor

From: Steve Gordon <stevegordy63@gmail.com>

Sent: 19 December 2025 13:19

To: Kate Batchelor

Cc: Arfan Ahmed; Luke Rolt

Subject: [EXTERNAL] Re: Property particulars 28 Ranock Close Luton Beds LU3 3JY -

LGR311459 - 0001

Yes the photos are fine

On Fri, 19 Dec 2025, 11:23 Kate Batchelor, < Kate.Batchelor@connells.co.uk > wrote:

Dear Mr and Mrs Gordon,

Please find particulars attached for the above mentioned property. Please confirm you are happy with the details so full marketing can commence.

Kind regards

Kate Batchelor



Kate Batchelor | Administrator

185 Marsh Road, Leagrave, Luton Bedfordshire, LU3 2QQ

Tel 01582 595 127

Email <u>leagrave@connells.co.uk</u>
Web <u>www.connells.co.uk</u>



Cybercrime Warning: Please be aware that there is a risk posed by cyber fraud, specifically affecting emails containing bank account details. If you receive an unexpected email from us informing of changes to bank details, please get in touch with your contact immediately to clarify. Note that our bank details WILL NOT change during the course of a transaction. We cannot accept responsibility if you transfer money into an incorrect account.

Disclaimer:

This e-mail (and any attachment) is confidential and may also be privileged. It is intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of Connells or any of their Subsidiary Companies. Connells accepts no liability for the contents of this e-mail or of any attachment.

If you are not the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, disclosure, printing or copying is expressly prohibited. Further, if you are not the intended recipient, you are strictly prohibited from acting or refraining from acting in reliance on this e-mail.

If you would prefer not to receive future mailings, you can manage your preferences by visiting https://managepreferences.co.uk/connells

Alternatively, please get in touch with your business contact or your local branch office.

If you have received this mail in error please delete this e-mail and any attachments.

This message has been checked for all known viruses by Mimecast Virus Scanning Service.

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.

For activities relating to regulated mortgages and non-investment insurance contracts, Connells Residential is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority Connells Limited's Financial Services Register number is 302221.

Visit https://www.connells.co.uk/legal-notices for details of who we are regulated by.

Visit https://www.connells.co.uk/contact-us for details of how to make a Mortgage Service Complaint.



or marketing purposes INTERNAL USE ONLY

Ranock Close Luton

Ranock Close Luton LU3 3JY







Property Description

Connells Leagrave bring to the market a RARELY AVAILABLE and HEAVILY EXTENDED immaculate family home. Ranock Close briefly comprises an entrance porch, entrance hall, study/home office, cloakroom, open plan lounge/diner, kitchen and utility room. The upper floor benefits from four spacious bedrooms, the master with an en suite and a family bathroom suite. Externally the property benefits from a block paved front garden providing off street parking and a detached double garage with power. The rear garden is a mix of patio, laid to lawn and decking areas.

Sundon Park is a desirable residential area, well-known for its friendly community and great access to local amenities. You'll find a range of shops, supermarkets, and bus routes just a short walk away. Families are also well served by sought-after local schools including Cheynes Primary and Lealands Secondary. Commuters will appreciate the proximity to Leagrave mainline station, located just 1.6 miles away, offering direct services into London in under an hour.

A superb opportunity to purchase a rarely available and extended family home in a well-connected and family-friendly area. Call Connells Leagrave today to arrange your viewing and avoid missing out.

Entrance Porch

Double glazed door to front aspect. Double glazed windows to front and side aspects.

Entrance Hall

Door to front aspect. Double glazed window to front aspect. Radiator.

Cloakroom

Extractor fan. Suite comprising low level wc and wash hand basin. Radiator.

Study

8' 1" x 5' 8" (2.46m x 1.73m)

Double glazed window to front aspect.

Radiator.

Lounge/Diner

23' 11" x 11' 10" (7.29m x 3.61m)

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

Kitchen

21'6" x 10' (6.55m x 3.05m)

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated fridge. Plumbing for a dishwasher. Electric induction hob with electric oven and cooker hood over.

Utility Room

8' 1" x 5' 2" (2.46m x 1.57m)

Double glazed door to side aspect. Base units with stainless steel sink and bowl. Plumbing for a washing machine and dryer. Boiler.

First Floor Landing

Loft access.

Bedroom One

15' 11" x 12' 10" (4.85m x 3.91m) Double glazed windows to front and side aspects. Fitted wardrobes. Radiator.

En Suite

Double glazed window to rear aspect. Suite comprising walk in shower, wash hand basin and low level wc. Radiator. Fully tiled. Extractor fan.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

13' 10" x 9' 5" (4.22m x 2.87m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Four

8' 7" x 7' 11" (2.62m x 2.41m)
Double glazed window to front aspect.
Radiator.

Bathroom

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

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Laid to lawn with a patio and decking area.

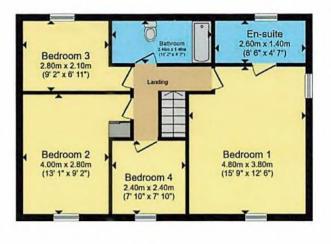
Double Garage

Up and over door. Power and light supply.









Ground Floor

First Floor



Total floor area 117.5 m2 (1,264 sq.ft.) approx

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.propertybox.io

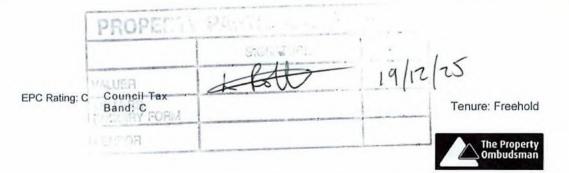


To view this property please contact Connells on

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

185 Marsh Road Leagrave LUTON LU3 2QQ

check out more properties at connells.co.uk



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 1489513, 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

APPROVED CODE