

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

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or marketing purposes INTERNAL USE ONLY

Ranock Close
Luton



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

Connells

To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

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EPC Rating: C

PROPERTY PARTICULARS	
VALUER	SIGNATURE
Council Tax Band: C	<i>[Signature]</i>
PROPERTY FORM	19/12/25
REMARKS	

Tenure: Freehold



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