

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings



Weltmore Road, Luton, Bedfordshire  
**Offers In Excess Of £350,000**





# 8 Weltmore Road, Luton, Bedfordshire, LU3 2TL

Located within the desirable LIMBURY MEAD area of Luton, this IDEAL FAMILY HOME sits on a GENEROUS PLOT with an INTEGRAL SINGLE GARAGE, a BLOCKPAVED DRIVE TO THE FRONT and a GOOD SIZE GARDEN TO THE REAR. The property benefits from an OPEN PLAN KITCHEN/DINING ROOM to the rear, an EXTENDED STUDY AREA and THREE GOOD SIZE BEDROOMS.



Front

Entrance Hall

Living Room

13'7" x 12'0" (4.14m x 3.66m)

Kitchen/Dining Room

9'11" x 17'11" (3.03m x 5.47m)

Study

8'11" x 7'4" (2.72m x 2.23m)

First Floor Landing

Bedroom 1

12'6" x 9'8" (3.82m x 2.95m)

Bedroom 2

11'0" x 12'4" (3.35m x 3.75m)

Bedroom 3

8'8" x 8'0" (2.65m x 2.43m)







Family Bathroom

Rear Garden

Garage

14'7" x 7'4" (4.45m x 2.26m)

Blockpaved Driveway To The Front

Household Estate Agents are delighted to market this 1960's SEMI-DETACHED property which offers over 900 sq.ft of SPACIOUS LIVING accommodation, there is an abundance of POTENTIAL TO EXTEND and IMPROVE to the side and rear (STPP).

Weltmore Road is located within Limbury Mead which is adjacent to the Bramingham Road which provides EXCELLENT COMMUTING LINKS such as LEAGRAVE THAMESLINK TRAIN STATION being within walking distance and JUNCTIONS 11 & 11A of the M1 MOTORWAY, a short drive from the property. There is a multitude of local amenities within the local area, both within walking distance and larger supermarkets within a short car journey.

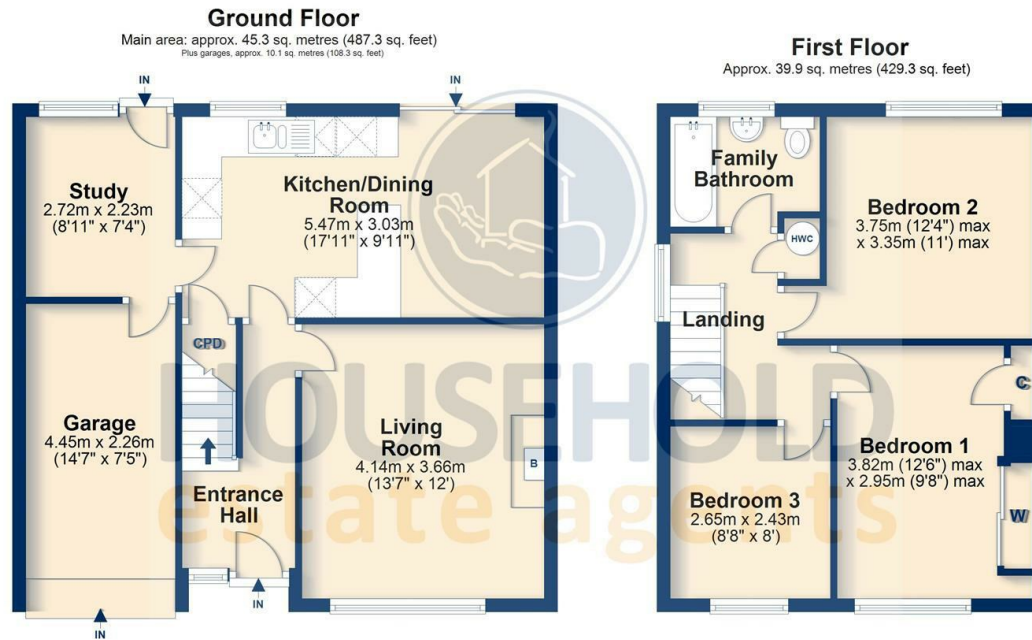
Whilst this home would be suitable for all prospective purchasers, we feel that families in particular will benefit from the FANTASTIC SCHOOLING nearby such as The Meads Primary School and Lea Manor High School.

The accommodation comprises an entrance hall, living room, kitchen/dining room, study, integral access to the garage, first-floor landing, three bedrooms and a family bathroom.





## Floor Plan



Main area: Approx. 85.2 sq. metres (916.6 sq. feet)  
Plus garages, approx. 10.1 sq. metres (108.3 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.  
Plan produced using PlanUp.

## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

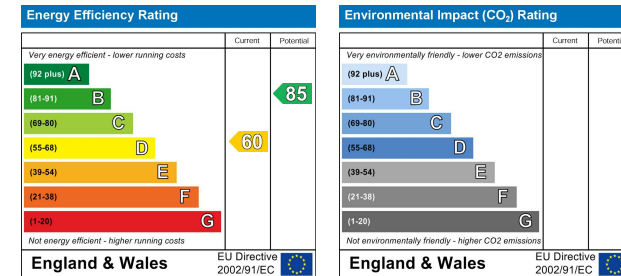
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## Area Map



## EPC



## The Property Experts with the Personal Touch

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