



**Connells**

Hockwell Ring  
Luton



### Property Description

Connells Leagrave bring to the market a three bedroom semi detached property located in the sought after Hockwell Ring. The property briefly comprises an entrance porch, entrance hall, lounge, cloakroom, open plan lounge/diner. The upper floor contains three spacious bedrooms and modern bathroom.

Located in the heart of Hockwell Ring, this well-presented home offers generous living space, excellent transport links, and access to a wide range of local amenities — making it an ideal choice for families, first-time buyers, or investors.

The neighbourhood offers a friendly community feel, with green spaces, convenience stores, and schools all within walking distance. With strong rental demand and continued regeneration across Luton, this is a fantastic opportunity not to be missed.



## Entrance Porch

Double glazed window and door to front aspect.

## Entrance Hall

Door to front aspect. Window to front aspect. Radiator.

## Cloakroom

Double glazed window to side aspect. Suite comprising wash hand basin and low level wc. Part tiling.

## Lounge

Double glazed window to front aspect. Television point. Radiator.

## Kitchen/Diner

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over. Space for a fridge/freezer. Plumbing for a washing machine and dryer. Gas hob, electric oven and cooker hood over. Combi boiler. Radiator.

## First Floor Landing

Loft access.

## Bedroom One

Double glazed window to front aspect. Built in cupboard. Television point. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bedroom Three

Double glazed window to rear aspect. Built in cupboard. Radiator.

## Wet Room

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

## Loft Space

Half boarded.

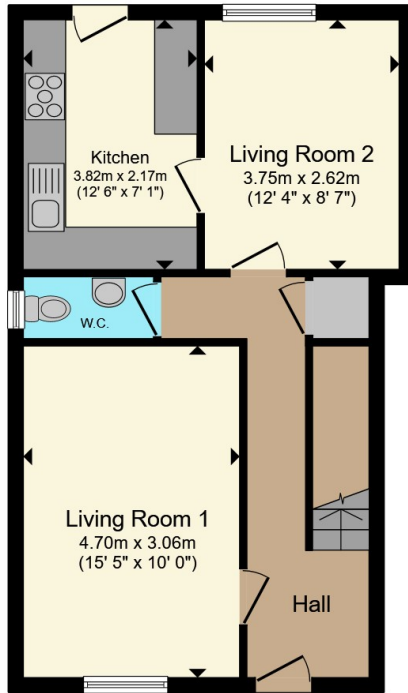
## Front Garden

Block paved driving providing off road parking.

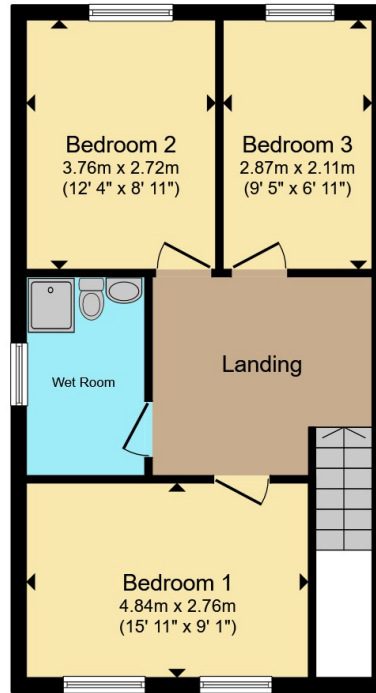
## Rear Garden

Concrete. Brick based outbuilding.





**Ground Floor**



**First Floor**

Total floor area 92.6 m<sup>2</sup> (997 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/LGR312283](http://connells.co.uk/Property/LGR312283)**

Tenure: Freehold



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