



**Connells**

Limbury Road  
Luton



### Property Description

Connells Leagrave bring to the market a three bedroom semi detached property located on the popular Limbury Road. The property briefly comprises an entrance hall, lounge, diner, kitchen area and family bathroom. The upper floor contains three bedrooms.

Situated on the popular Limbury Road in the sought-after Icknield area of Luton, this property benefits from a well established residential setting with excellent local amenities and transport connections.

The area offers a range of nearby convenience stores, supermarkets, and independent retailers, along with well regarded schools for all age groups, making it particularly appealing for families. For more extensive shopping and leisure facilities, Luton Town Centre is just a short distance away, providing access to The Mall, a variety of restaurants, cafés, and entertainment options.

For outdoor enthusiasts, there are several green spaces close by, including Leagrave Park and other local open areas, ideal for walking, recreation, and family activities.

Commuters are well catered for, with Leagrave railway station nearby offering direct services into London St Pancras International. The property also benefits from convenient access to major road links including the M1 (Junction 11 & 11a) and the A6, making travel to London, Milton Keynes, and surrounding areas straightforward.



## Entrance Hall

Door to front aspect. Radiator.

## Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Shaver points. Radiator.

## Lounge

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

## Dining Room

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

## Kitchen

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and bowl unit. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over.

## First Floor Landing

Loft access with loft ladder.

## Bedroom One

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

## En Suite

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

## Bedroom Two

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

## Bedroom Three

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

## Front Garden

Paved area.

## Rear Garden

Laid to lawn with a patio area. Shed.

## Garage

Up and over door. Situated in Stanmore Crescent.





To view this property please contact Connells on

**T 01582 595 127**  
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EPC Rating: Council Tax  
Awaited Band: C

**view this property online [connells.co.uk/Property/LGR312381](https://connells.co.uk/Property/LGR312381)**

Tenure: Freehold



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