



Connells

Broadacres
Luton



Property Description

This immaculate three bedroom detached family home is situated in a cul-de-sac in the Bushmead development of LU2. Located close to popular schools, within close reach of shops and amenities and within walking distance of Warden Hills this makes the ideal home for a growing family! It is also being offered to the market with a complete chain!

Briefly comprises of; Porch, hallway, cloakroom, lounge, dining room, kitchen and utility downstairs.

Upstairs are three bedrooms with en-suite to master bedroom and family bathroom located off the landing.

Externally the front holds shrubs, there is a driveway to the side leading to a garage.

The rear is laid mostly to lawn, holding a shed, gate to front and shrubs and trees.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer. Some local shops include a Co-op, community shop and pharmacy.

There is also a local restaurant, public house and church.

Luton mainline railway station & Leagrave railway station are a short drive from the dwelling.

Local schools include Bushmead Primary Icknield High and Cardinal Newman Catholic School.

Luton Sixth form collage and Barnfield Collage are also within close reach.

Call now to view!

Entrance Hall

Frosted door to front aspect. Double glazed window to side aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Cloakroom

Double glazed frosted window to front aspect. Suite comprising low level wc and wash hand basin. Heated towel rail.

Lounge

Double glazed bay window to front aspect. Radiator.

Dining Room

Double glazed patio doors and window to rear aspect. Built in dresser. Radiator.

Kitchen

Double glazed windows to rear and side aspects. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a gas cooker with fan over. Plumbing for a dishwasher. Part tiled.

Utility Room

Double glazed frosted door to side aspect. Wall and base units. Part tiled. Plumbing for washing machine. Radiator.

First Floor Landing

Double glazed window to side aspect. Airing cupboard housing combi boiler. Loft access with insulation.

Bedroom One

Double glazed window to front aspect. Built in wardrobes. Radiator.

En Suite

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

Bedroom Two

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

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath, wash hand basin and low level wc. Extractor fan. Heated towel rail.

Front Garden

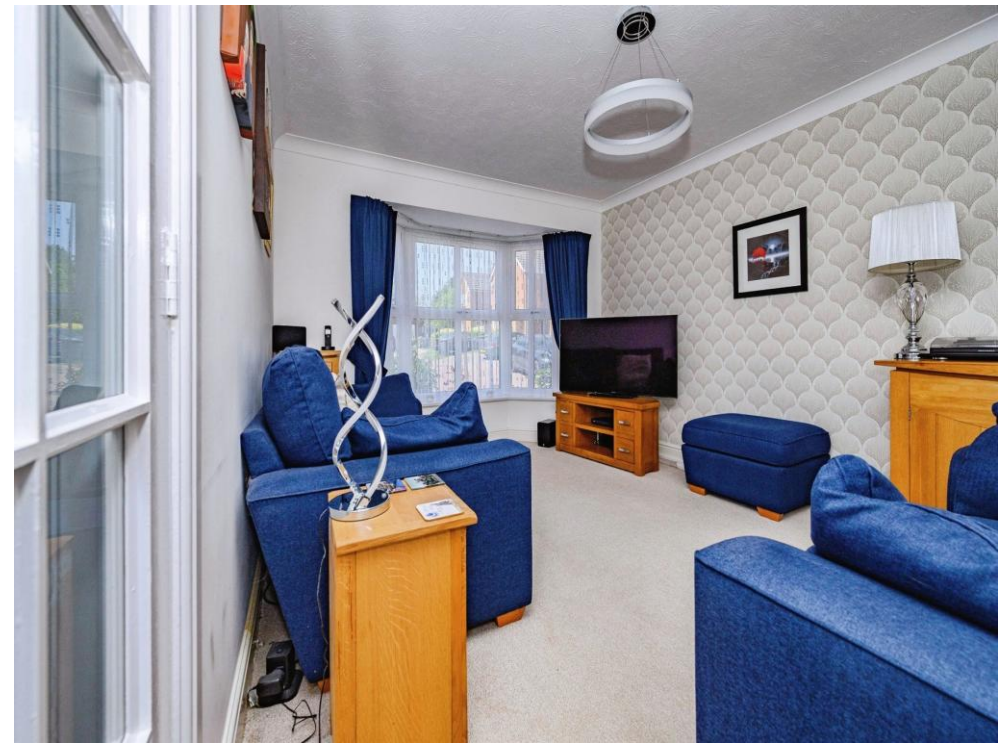
Driveway for two vehicles.

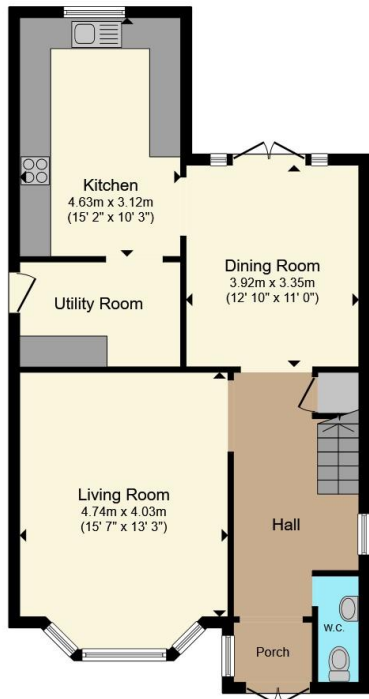
Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Greenhouse. Shed. Gate to front aspect. Door to garage.

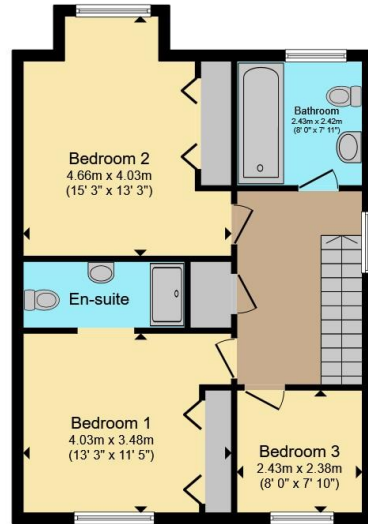
Garage

Up and over door.

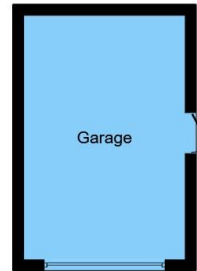




Ground Floor



First Floor



Garage

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

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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: C Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LUN103937



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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.

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