



**Connells**

Ashfield Way  
Luton





### Property Description

This extended freehold family home makes the ideal purchase for a growing family. Tucked away in a close in the Limbury Mead area of Luton, LU3 with driveway, detached garage, extended kitchen/breakfast room, utility and upstairs wc. There is also potential to extend further (stpp).

Briefly comprises porch, hallway, bathroom, lounge/diner, kitchen/breakfast room and utility downstairs.

Upstairs are three good size bedrooms and separate wc located off the landing.

Externally the front offers a block paved driveway and there is a detached garage to the side.

The rear is block paved and holds a summerhouse with power and lighting. There is a gate to the front.

With potential to extend further (STPP) this could be your forever home!

A stone's throw from your front door is a green area perfect for kids to play on.

Local schools include: The Meads Primary School and Woodlands Secondary School (Ofsted: Outstanding).

Leagrave railway station is around 0.8 miles from the property and local shops within walking distance include; Tesco Express, Gerry Taylor butcher and Calverton Pharmacy.

Call now to view!

### Entrance Porch

Double glazed frosted door to front with side aspect windows.

### Entrance Hall

Double glazed frosted window and door to

front aspect. Double glazed frosted window to side aspects. Under stairs storage cupboard. Laminate flooring. Radiator.

### Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled. Heated towel rail.

### Lounge/Diner

23' x 11' ( 7.01m x 3.35m )  
Double glazed window to rear aspect. Laminate flooring. Radiator.

### Kitchen/Breakfast Room

16' x 11' ( 4.88m x 3.35m )  
Double glazed frosted door to rear aspect. 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. Part tiled. Space for a range cooker. Tiled floor.

### Utility Room

6' x 5' ( 1.83m x 1.52m )  
Double glazed window to rear aspect. Roll edge work surfaces. Plumbing for a washing machine and tumble dryer. Laminate flooring.

### First Floor Landing

Double glazed window to front aspect. Loft access with insulation and boarding.

### Separate Wc

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Over stairs storage cupboard housing combi boiler.



### Bedroom One

11' 1" x 10' ( 3.38m x 3.05m )

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

### Bedroom Two

12' x 9' ( 3.66m x 2.74m )

Double glazed window to rear aspect. Built in wardrobe. Laminate flooring. Radiator.

### Bedroom Three

9' x 8' ( 2.74m x 2.44m )

Double glazed window to rear aspect. Radiator.

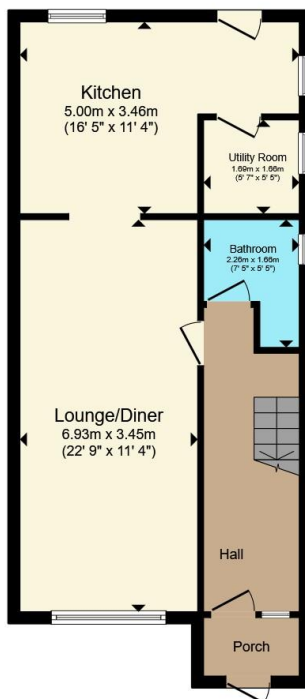
### Rear Garden

Astro turf with a shingle area. Two sheds. Summer house with power and light. Shrubs.

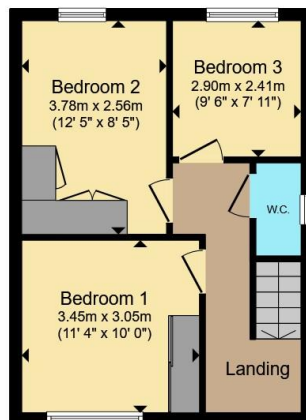
### Garage

Double glazed door to side aspect. Double glazed window to rear. Electric up and over door.





**Ground Floor**



**First Floor**

Total floor area 87.4 m<sup>2</sup> (941 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)

**Connells**



To view this property please contact Connells on

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1A Riddy Lane  
LUTON LU3 2AD

EPC Rating: D Council Tax  
Band: D

**view this property online [connells.co.uk/Property/LUN103708](http://connells.co.uk/Property/LUN103708)**

Tenure: Freehold



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