



Connells

Nappsbury Road
Luton



Property Description

A substantially extended four-bedroom semi-detached home offering spacious and flexible accommodation ideally suited to modern family living. Positioned on Nappsbury Road, this attractive property combines generous bedroom and living space with a rear garden and off-road parking, making it an excellent opportunity for buyers seeking a larger family home in Luton.

Nappsbury Road is situated in a popular residential area of Luton, conveniently positioned for local schools, shops and everyday amenities. The area also offers good transport connections, with walking distance to Leagrave mainline station making it well suited to both families and commuters.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Hall

Double glazed door and window to front aspect. Double glazed window to side aspect. Radiator.

Shower Room

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

Lounge/Diner

Double glazed window to front aspect. Television point. Gas fire place. Radiator.

Kitchen

Double glazed window and patio doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated electric double oven. Gas hob with cooker hood over. Television point. Radiator.

Utility Room

Double glazed door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bedroom Four

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

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps, shower cubicle, wash hand basin and low level wc. Fully tiled. Shaver points. Radiator. Extractor fan.

Front Garden

Block paved providing off road parking.

Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Electric door. Power and light supply.





To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312497



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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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