



Wistow Road
Luton LU3 2UR

for sale offers in excess of
£500,000



Property Description

Situated in the highly sought after location, Limbury, in Luton, LU3, is this impressive three bedroom extended detached bungalow which offers spacious and versatile accommodation throughout.

The property has been extended to provide generous living space and benefits from a carriage driveway, ample off road parking, and a garage.

Internally, the home features well proportioned rooms, including a superb principal bedroom with en-suite shower and integrated steam room.

Added benefits include; underfloor heating in the lounge/diner and kitchen/breakfast room. water softener and CCTV system with standalone alarm system with internal sensors throughout.

The bungalow holds excellent potential for further extension and development (STPP), making it an ideal long-term family home.

Conveniently located for local amenities, transport links, and schools, this rarely available bungalow presents a fantastic opportunity for buyers seeking single-story living in one of Luton's most desirable residential areas.

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 Porch

Double glazed frosted window and door to front aspect. Double glazed window to side aspect. Laminate flooring. Radiator.

Entrance Hall

Double glazed window to front aspect. Laminate flooring. Two radiators. Loft access with built in loft ladder, insulation and boarding.

Bedroom One

Double glazed window to front aspect. Radiator.

Lounge/Diner

Double glazed patio doors to rear aspect with two double glazed windows to rear aspect. Feature fire place. Laminate flooring. Under floor heating.

En Suite

Double glazed frosted window to front aspect. Suite comprising walk in shower cubicle with Helo integrated steam room and rainfall shower head, vanity wash hand basin and low level wc. Extractor fan. Heated towel rail. Tiled.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Utility Room

Mega flow system and boiler. Plumbing for a washing machine. Tiled.

Shower Room

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

Kitchen/Breakfast Room

Double glazed window to rear aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated gas hob with double oven and fan over. Space for a fridge/freezer. Plumbing for a dishwasher. Tiled. Under floor heating.

Front Garden

Carriage drive for multiple vehicles. Shrubs and trees.

Rear Garden

Laid to lawn with a paved patio area. Green house. Shrubs and trees. Brick built outbuilding with double glazed door and window to side aspect. Separate power and light supply. Wired outdoor sensor lighting.

Garage

Up and over door. Double glazed window and door to side aspect. Separate power and light supply.





Total floor area 126.5 m² (1,362 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



To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/LUN104099

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUN104099 - 0003