





Property Description

Located in a sought-after residential area of Luton, this attractive two-bedroom corner plot semi-detached property offers bright and spacious accommodation throughout. Boasting a generous plot with wraparound gardens, potential for extension (STPP), and driveway parking, the home is ideally positioned within easy reach of local shops, schools, and excellent transport connections.

Bunting Road is situated within a popular residential area of North Luton, offering convenient access to a range of local amenities, well-regarded schools, parks, and shopping facilities. The property is ideally positioned for commuters, with excellent transport links providing easy access to Luton town centre, Leagrave railway station, and the M1 motorway. The area remains highly sought after by families and first-time buyers alike due to its balance of residential surroundings and everyday convenience.

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

Door to side aspect. Double glazed window to rear aspect. Fitted wardrobes. Under floor heating.

Lounge

Double glazed patio doors to rear aspect. Double glazed window to side aspect. Television point. Under floor heating.

Kitchen/Diner

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge/freezer, washing machine and dishwasher. Electric hob with integrated electric oven and cooker hood over. Combi boiler. Under floor heating.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Shower Room

Suite comprising walk in shower, wash hand

basin and low level wc. Fully tiled. Extractor fan.

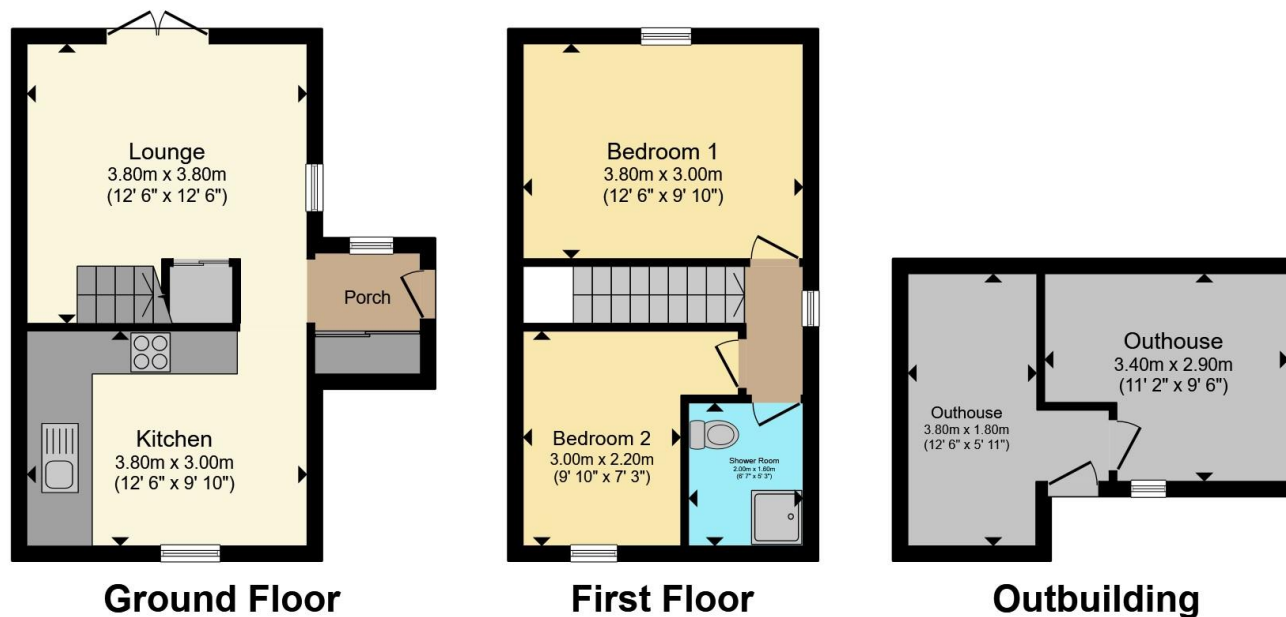
Rear Garden

Patio area. Tiled. Hot tub.









Total floor area 57.3 m² (617 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

Connells

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: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312626



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: LGR312626 - 0004