



Connells

Tusroke Road
Luton



Property Description

This three bedroom semi detached home is located off the beaten track in Limbury. The development was founded in 2022 and offers quiet tranquil living while still being in close proximity of everyday amenities. With two bathrooms, outbuilding and good size rooms this makes the ideal family home. Also being offered to the market chain-free!

Briefly comprises hallway, lounge, shower room, kitchen/diner, and conservatory downstairs.

Upstairs are three good size bedrooms and family bathroom located off the landing.

The front holds a block paved drive.

There are electric gates to the side leading to the garden which has an outbuilding with cloakroom.

The development was built in 2022 and offers quiet living in the Limbury area of LU3.

There is potential to extend the house (stpp) and it is also being offered to the market chain-free!

Local schools include; The Meads Primary School, Waulud Primary School and Woodlands Secondary School rated Ofsted: Outstanding.

Leagrave railway station is around 0.5 miles from the residence and J11 & J11A of the M1 are in close reach.

There are also an array of bus's in the area.

Call now to view!

Entrance Hall

Double glazed frosted door to front aspect.
Under stairs storage cupboard. Radiator.

Lounge

14' 3" x 10' 9" (4.34m x 3.28m)

Double glazed window to front aspect.
Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Heated towel rail. Extractor fan.

Kitchen/Diner

Double glazed window 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 fridge/freezer, washing machine and dishwasher. Combi boiler. Integrated cooker with gas hob and fan over. Radiator.

Conservatory

19' x 10' (5.79m x 3.05m)
Double glazed patio doors to rear aspect. Double glazed window to rear and both sides Radiator.

First Floor Landing

Over stairs storage cupboard. Loft access with pull down ladder, insulated and boarded. Radiator.

Bedroom One

11' 5" x 10' (3.48m x 3.05m)
Double glazed window to front aspect.
Built in wardrobes. Radiator.

Bedroom Two

14' 6" x 8' 4" (4.42m x 2.54m)
Double glazed window to rear aspect.
Built in wardrobes. Radiator.

Bedroom Three

9' 3" x 9' 3" (2.82m x 2.82m)
Double glazed window to rear aspect.
Radiators.

Bathroom

Double glazed frosted window to front aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Heated towel rail. Tiled floor and part tiled walls. Extractor fan.

Driveway

Electric gates to side.

Rear Garden

Lawn area with shrubs and trees. Gates to side. Shed.

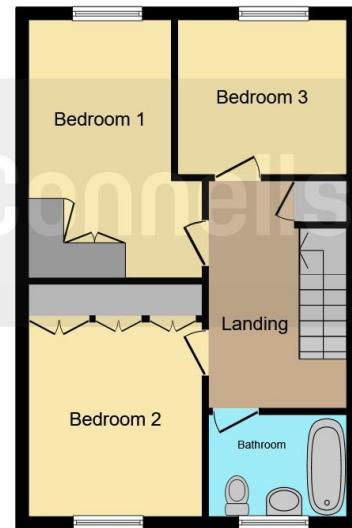
Outbuilding

Double glazed window and door to rear aspect. Suite comprising low level wc and wash hand basin. Tiled.

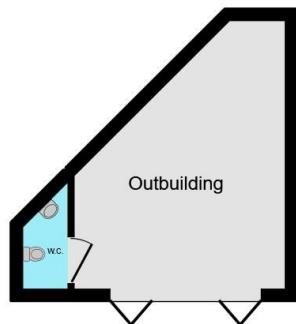




Ground Floor



First Floor



Outbuilding

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.focalagent.com

To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: B Council Tax
 Band: D

view this property online connells.co.uk/Property/LUN103038



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: LUN103038 - 0005