



Connells

Limbury Road
Luton



Property Description

Connells Leagrave bring to the market a two bedroom mid terraced property located on the sought after Limbury Road. The property briefly comprises an entrance hall, lounge, open plan lounge/diner and conservatory to rear. The upper floor contains two spacious bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front and rear garden with a garage to rear.

Limbury Road is conveniently positioned within a well-established residential area of Luton, offering a practical balance of everyday amenities and commuter access. The location benefits from a range of local shops, supermarkets and leisure facilities close at hand, catering well for day-to-day needs.

For families, there are several well-regarded schools in the surrounding area, along with green open spaces and parks providing opportunities for walking and recreation. Transport links are a particular highlight, with easy access to major road networks including the M1 motorway, making the property well suited for those who commute by car. Public transport links are also readily available, connecting to Luton town centre and surrounding areas, while mainline rail services offer convenient routes into London and beyond.

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

Double glazed window to front aspect. Log burner. Television point. Radiator.

Kitchen/Diner

Double glazed window and patio doors leading 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. Log burner. Gas

hob with electric oven and cooker hood over.

Conservatory

Brick built base. Double glazed windows to rear and side aspects. Double glazed door to side aspect.

First Floor Landing

Radiator.

Bedroom One

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in cupboards. Open fire place. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Radiator.

Loft Space

Part boarded. Combi boiler.

Front Garden

Paved path leading to entrance.

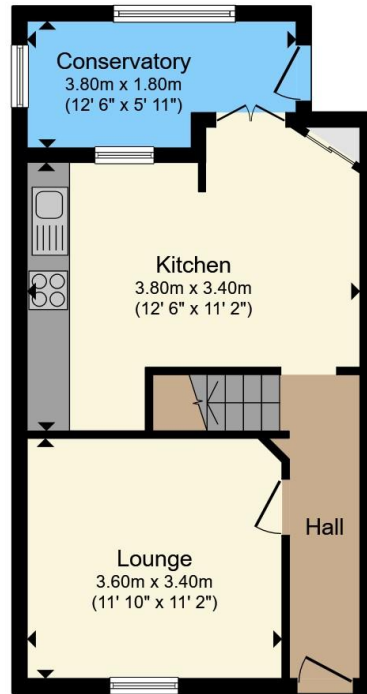
Rear Garden

Patio area. Shed.

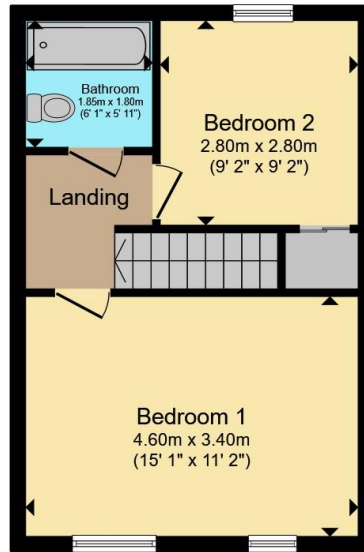
Garage

Single garage with up and over door.





Ground Floor



First Floor

Total floor area 76.7 m² (825 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

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185 Marsh Road Legrave
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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312331

Tenure: Freehold



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