



Connells

Bodmin Road
Luton



Property Description

Connells Legrave are delighted to present this well proportioned three bedroom semi-detached home, ideally situated in a popular cul-de-sac on Bodmin Road. The property offers spacious and versatile accommodation, briefly comprising an entrance porch, a comfortable lounge, a separate dining room, and a fitted kitchen.

To the first floor, you will find three generously sized bedrooms along with a modern family bathroom suite.

Externally, the property benefits from ample off-street parking to the front, while the rear boasts a low maintenance paved garden perfect for relaxing or entertaining.

The quiet cul-de-sac setting provides a peaceful environment, ideal for family living. Conveniently located just 0.6 miles from Legrave Railway Station, the property is an excellent choice for commuters. It also falls within the sought-after Challney School catchment area, adding further appeal for families.



Entrance Porch

Double glazed window and door to front aspect.

Lounge

Door to front aspect. Television point. Radiator.

Dining Room

Double glazed window to front aspect. Double glazed sliding doors to rear aspect. Radiator.

Kitchen

Double glazed. Fitted kitchen comprising a range of wall and base units with work surfaces over. Gas hob with gas oven. Extractor over. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Combi boiler.

First Floor Landing

Loft hatch.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Radiator.

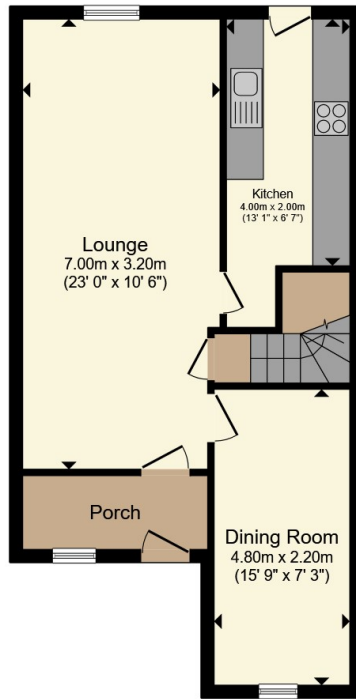
Front Garden

Driveway providing off road parking for two vehicles.

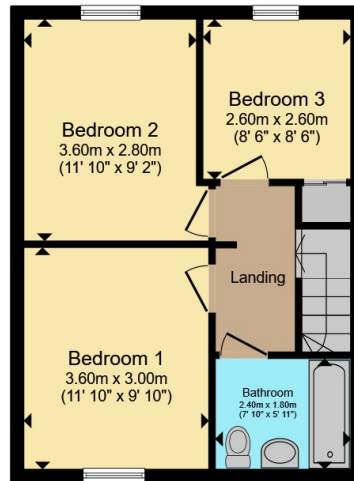
Rear Garden

Paved patio area.





Ground Floor



First Floor

Total floor area 89.1 m² (959 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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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312252

Tenure: Freehold



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