



**Connells**

Braceby Close  
Luton



### Property Description

Connells Are Pleased To Be Selling This Two Bedroom Extended Semi - Detached Bungalow located in The Limbury Mead area of Luton. This Chain Free Property Is Close To Local Amenties Which Also Has Great Transport Links and Multiple Schools All Within Walking Distance.

The Property Benefits From being wheel chair friendly, an Entrance Hall, Lounge, Family Bathroom, Kitchen, Conservatory, Two Double Bedrooms, Wet Room.

Externally You Have a Patio Area Wlth Laid Lawn To Rear With Space For Mulipty Car Parking To The Front.

### Entrance Porch

Double glazed door and window to front aspect. Radiator.

### Entrance Hall

Door to front aspect. Storage cupboard. Radiator.

### Lounge

Double glazed window to front aspect. Television and telephone points. Log burner. Radiator.

### Kitchen

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. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Integrated electric hob and oven with cookerhood over. New boiler fitted January 2026. Radiator.



## Conservatory

Double glazed door and windows to rear and side aspects. Heater. Radiator.

## Bedroom One

Double glazed window to rear aspect. Built in wardrobes. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bathroom

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

## Wet Room

Double glazed window to front aspect. Suite comprising double shower cubicle, wash hand basin and low level wc. Storage cupboard. Radiator.

## Loft Space

Pull down ladder. Velux window to front aspect. Power and lighting.

## Rear Garden

Laid to lawn with a patio area.

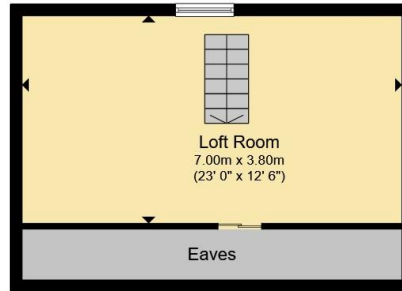
## Car Port

Space for multiple cars. Wheel chair access.





**Ground Floor**



**First Floor**



Total floor area 116.2 m<sup>2</sup> (1,251 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](http://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/LUN103491](http://connells.co.uk/Property/LUN103491)**

Tenure: Freehold



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