



**Connells**

Holgate Drive  
Luton



### Property Description

A well presented three bedroom semi-detached home situated on the ever popular Holgate Drive. This spacious property offers a bright entrance porch, with access into the open plan lounge/diner or the full annex, a modern kitchen, and three generous bedrooms, and modern family bathroom suite. Making it ideal for families or first time buyers. Additional benefits include a private rear garden and off street driveway parking,

Situated in a quiet cul-de-sac, the location provides easy access to Luton and Dunstable hospital, local schools, shops, parks, and excellent transport links into the town centre and beyond.

### Entrance Porch

Double glazed door to side aspect. Double glazed window to front aspect. Radiator.

### Entrance Hall

Door to side aspect into lounge.

### Lounge

Double glazed window to front aspect. Electric fire place. Television point.

### Dining Room

Double glazed window to rear aspect. Radiator.

### Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine and dishwasher. Gas hob with electric oven and cooker hood over. Combi boiler.

### First Floor Landing

Double glazed window to side aspect. Loft access with loft ladder.

### Bedroom One

Double glazed window to front aspect. Radiator.

### Bedroom Two

Double glazed window to rear aspect. Radiator.

### Bedroom Three

Double glazed window to front aspect. Radiator.

### Shower Room

Double glazed window to rear aspect. Suite comprising shower cubicle with electric shower, wash hand basin and low level wc. Fully tiled. Radiator.

### Loft Space

Half boarded with light.

### Front Garden

Laid to lawn with off road parking.

### Rear Garden

Laid to lawn with a patio area. Shed.

### Annexe

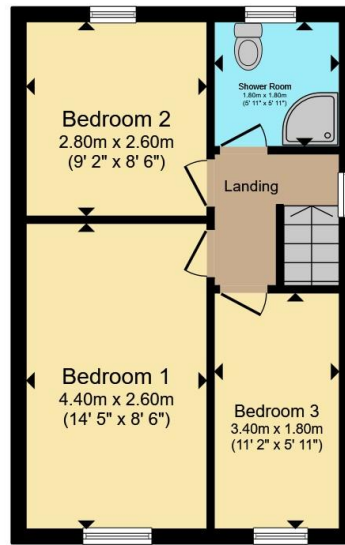
Double glazed window and door to rear aspect. Kitchen area - Wall and base units. Freestanding electric cooker with cooker hood. Plumbing for a washing machine.

Shower room - Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc.





**Ground Floor**



**First Floor**

Total floor area 88.4 m<sup>2</sup> (952 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

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
 LUTON LU3 2QQ

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/LGR312265](http://connells.co.uk/Property/LGR312265)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LGR312265 - 0007