



**Connells**

Carsdale Close  
Luton



## Property Description

This three bedroom semi-detached home is located in the popular Limbury Mead area of Luton, LU3. Situated in a quiet close, overlooking green, with garage and driveway, this makes the ideal home for a growing family. It is also being offered to the market chain-free!

Briefly comprises porch, lounge and kitchen/diner downstairs. Upstairs are three bedrooms and bathroom located off the landing.

Externally the front holds a block paved driveway, the rear is laid mostly to lawn, there is a gate to assessable down the side of the property.

There is also a garage with power and lighting.

There is potential to extend the home (stpp).

Limbury Mead itself offers an array of amenities and shops which include a Tesco Express, Post Office and local butchers, Gerry Taylor.

Leagrave Railway Station is less than a mile from the property and there are also multiple bus stops within the area and on the road. There are also several bus routes in the area.

Local schools include The Meads Primary School & Waulud Primary School and Woodlands Secondary School (which is rated outstanding by Ofsted) and Icknield High School.

Call now to view!

## Entrance Porch

Double glazed frosted windows to front and side aspects. Door to side aspect.

## Lounge

Frosted door and window to front aspect.

Double glazed window to front aspect. Feature fire place. Stairs leading to first floor. Under stairs storage cupboard. Two Radiators.

## Kitchen/Diner

Double glazed patio doors and window to rear aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Part tiled. Space for a cooker. Radiator.

## First Floor Landing

Double glazed frosted window to side aspect. Storage cupboard. Loft access.

## Bedroom One

Double glazed window to front aspect. Built in wardrobes. Storage cupboard. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bedroom Three

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

## Shower Room

Double glazed frosted window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Tiled walls and flooring.

## Front Garden

Driveway. Shingle area. Shrubs and trees.

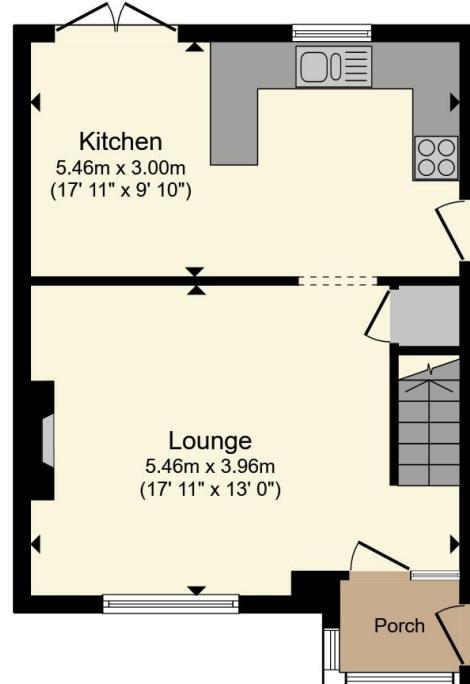
## Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Gate to front aspect.

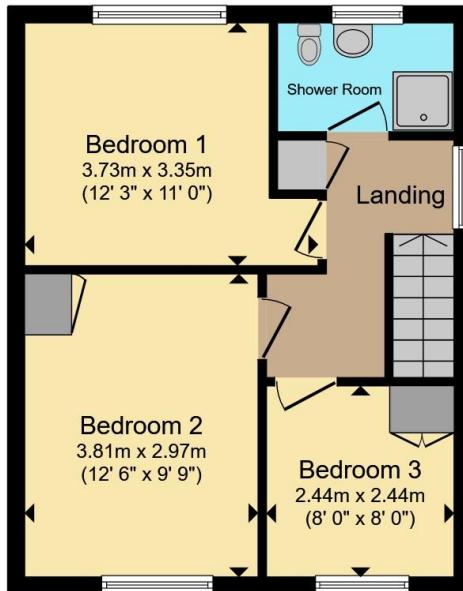
## Garage

Single garage with up and over door. Window to rear aspect.





**Ground Floor**



**First Floor**

Total floor area 78.6 m<sup>2</sup> (846 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)

**Connells**

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 LUTON LU3 2AD

EPC Rating: D    Council Tax  
 Band: D

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Tenure: Freehold



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