



Connells

Rookery Drive
Luton



Property Description

This two bedroom freehold house is situated in the popular Bushmead area of LU2, a short walk from local shops, schools and warden hills. Benefits include; allocated parking, new kitchen and bathroom and private secluded garden. This isn't one to miss!

Briefly comprises porch, lounge open into kitchen/diner downstairs.

Upstairs are two bedrooms and bathroom located off the landing.

Externally the front has a lawn area and holds a storage cupboard.

There is an allocated parking space at the front of the property.

The rear is laid mostly to lawn and has a plastic pergola.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer. Some local shops include a Co-op, community shop and pharmacy.

There is also a local restaurant, public house and church.

Local schools include Bushmead Primary School & Cardinal Newman Catholic School as well as Luton Sixth Form College and Barnfield College.

Luton mainline railway station & Leagrave railway station are a short drive from the dwelling. There are a number of bus route in the area.

Call today to book your viewing!



Entrance Hall

Door to front aspect. Laminate flooring.

Lounge

Double glazed window to front aspect. Stairs leading to first floor. Laminate flooring. Radiator.

Kitchen/Diner

Double glazed patio doors and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric hob and oven with fan over. Integrated washing machine. Space for a fridge/freezer. Combi boiler. Radiator.

First Floor Landing

Laminate flooring.

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect. Over stairs storage cupboard. Laminate flooring. Radiator. Loft access with boarding and insulation.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Part tiled. Heated towel rail. Extractor fan.

Front Garden

Pathway. Storage cupboard.

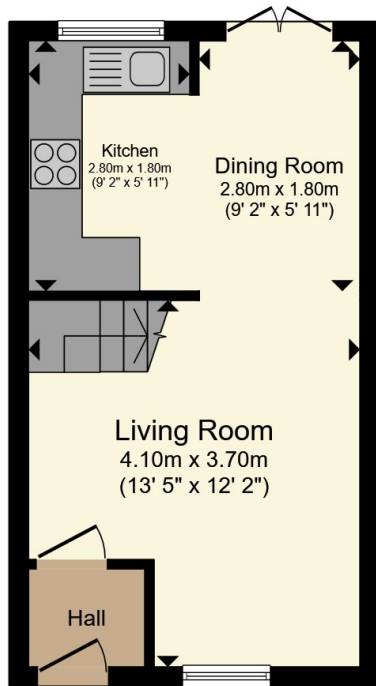
Rear Garden

Lawn area. Concrete area. Shed.

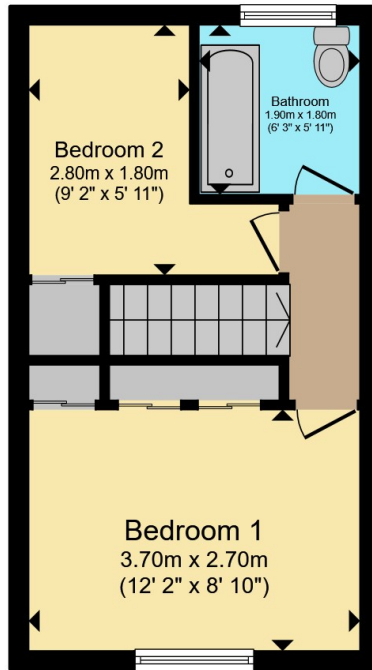
Parking

One parking space.





Ground Floor



First Floor

Total floor area 51.8 m² (558 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

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/LUN103980

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUN103980 - 0004