



Connells

Nappsbury Road
Luton



Property Description

CONNELLS Legrave are delighted to present a 3 bedroom semi-detached Bungalow minutes walk away from Legrave Station - Nappsbury Road comprises an entrance hallway, lounge, kitchen, family bathroom, 3 bedrooms and conservatory. The exterior of the property benefits from a LARGE rear garden, paved and laid to lawn, garage down the side of the property, wide front garden and off-road parking.

Nappsbury Road has plenty of scope to extend (STPP) and has plenty of amenities near by, such as schools, shops and transport links while being tucked away in a quiet location. Perfect for you if you are looking to downsize your current property, grow a family or invest in sought after locations! CALL NOW!

Entrance Hall

Cupboard. Loft hatch.

Lounge

18' 7" x 12' 9" (5.66m x 3.89m)
Double glazed window to front aspect.
Radiator.

Kitchen

15' 1" x 8' 7" (4.60m x 2.62m)
Double glazed door to side aspect. Double glazed window to rear aspect. Radiator.

Conservatory

20' 2" x 7' 1" (6.15m x 2.16m)
Half brick with double glazed window.

Bedroom One

14' 5" x 9' 9" (4.39m x 2.97m)
Double glazed window to rear aspect.
Radiator.

Bedroom Two

11' 11" x 8' 6" (3.63m x 2.59m)
Sliding doors to conservatory. Radiator.

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)
Double glazed window to side aspect.
Radiator.

Bathroom

Double glazed window to side aspect.
Suite comprising bath with shower attachment, wash hand basin and low level wc. Radiator.

Rear Garden

Laid to lawn with a patio area.

Garage

Single garage.





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.focalagent.com

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/LGR311594



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.

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