



Connells

Limbury Road
Luton



Property Description

Connells Leagrave present a CHAIN FREE four bedroom DETACHED property located on a generous sized plot on the popular Limbury Road. The property briefly comprises an entrance hall, lounge, diner, kitchen, conservatory and shower-room. The upper floor contains four bedrooms and family bathroom suite. The property also benefits from a cellar offering additional space below the property. Externally the property is situated on a generous sized plot of land offering a wrap around garden, off street parking and also detached garage. Internal viewings are advised to see the size and space Limbury Road has to offer.

Situated in the ever-popular Limbury area of Luton, this property enjoys a convenient and sought-after location known for its strong community feel, excellent transport links, and easy access to local amenities. Limbury Road places you within walking distance of a selection of shops, cafés, and everyday conveniences, while the larger retail options at Leagrave High Street and Marsh Road are just moments away.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Porch

Double glazed door to front aspect.

Entrance Hall

Door to front aspect. Window to side aspect. Radiator.

Cloakroom

Double glazed window to side. Suite comprising walk in shower, low level wc and wash hand basin. Fully tiled. Extractor fan. Radiator.

Lounge

Double glazed window to front aspect. Open fireplace. Radiator.

Dining Room

Double glazed window to side aspect. Open fireplace. Radiator.

Kitchen

Double glazed window to side aspect. Double glazed door 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. Integrated dishwasher and fridge/freezer. Gas hob with gas oven and cooker hood over. Boiler. Radiator.

Conservatory

Brick built base. Windows to side and rear aspects. Door to side aspect. Plumbing for a washing machine and dryer.

First Floor Landing

Window to side aspect. Loft aspect. Radiator.

Bedroom One

Double glazed window to side aspect. Radiator.

Bedroom Two

Double glazed window to side aspect. Open fireplace. Radiator.

Bedroom Three

Double glazed window to front aspect. Open fireplace. Radiator.

Bedroom Four

Double glazed window to front aspect. Radiator.

Bathroom

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

Rear Garden

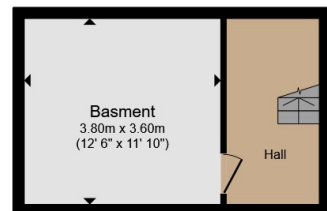
Laid to lawn with a patio area.

Cellar

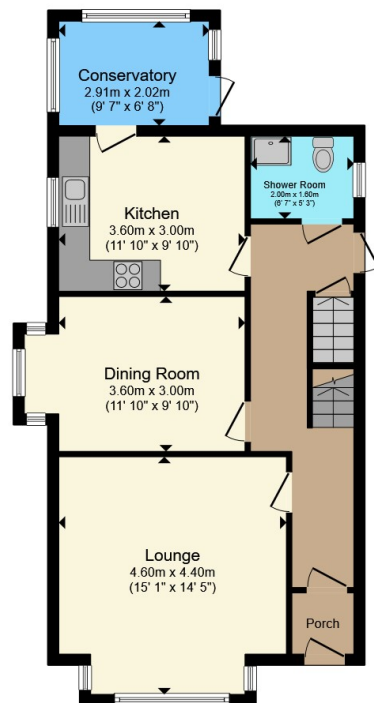
Garage

Single garage with up and over door.

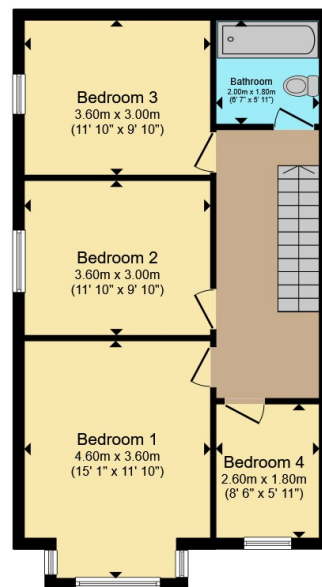




Basement



Ground Floor



First Floor

Total floor area 146.5 m² (1,577 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

Connells



To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/LGR311770

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.

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