



Connells

Turnpike Drive
Luton

Turnpike Drive
Luton LU3 3RQ

for sale offers in excess of
£375,000



Property Description

This three bedroom semi-detached family home is situated in a cul-de-sac in North Luton a stones throw from Warden Hills. Benefits include, recently refitted kitchen and bathroom, garage and driveway. There is also potential to extend (stpp).

Briefly comprises hallway, lounge opening into dining room and kitchen downstairs. Upstairs are three bedrooms and family shower room located off the landing. Externally the front is block paved with a driveway for two -three vehicles. The rear is laid mostly to lawn and holds a garage with power and lighting.

Local schools include; Cardinal Newman Catholic School And Specialist Science College, Bramingham Primary School and Warden Hill Infant School & Junior schools.

South Beds Golf Club, located in the hills was ranked fourth in the country's top 100 golf courses. The 18-hole course provides stunning backdrops.

Leagrave station is around 2 miles from the residence and Luton mainline station is around 3 miles.

There are also an array of buses in all directions on the A6.

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 Hall

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

Lounge

Double glazed window to front aspect. Back boiler. Under stairs storage cupboard. Laminate flooring. Radiator.

Dining Room

Double glazed patio doors to rear aspect. Laminate flooring. Radiator.

Kitchen

Double glazed frosted door to rear aspect. Double glazed window to rear and side aspects. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink unit. Plumbing for a washing machine. Integrated fridge and freezer. Electric hob and oven with fan over. Fully tiled. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access with insulation and boarded. Pull down ladder.

Bedroom One

Two double glazed windows to front aspect. Built in wardrobes. Airing cupboard housing hot water tank. Radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to front aspect. Over stairs storage cupboard. Radiator.

Shower Room

Two double glazed frosted windows to rear aspect. Walk in shower, wash hand basin and low level wc. Fully tiled. Heated towel rail. Extractor fan.

Front Garden

Block paved driveway.

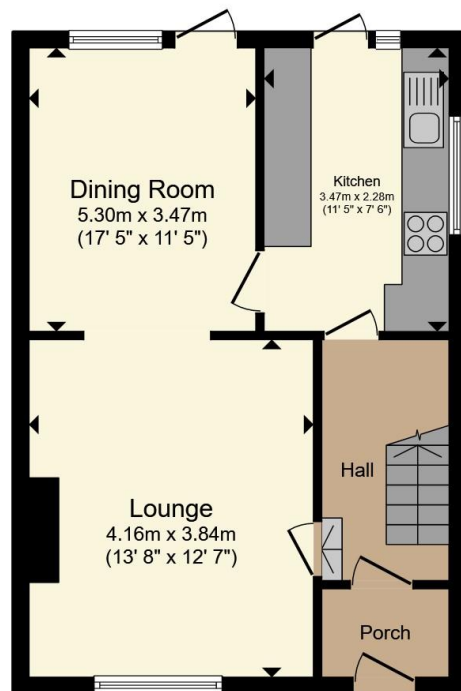
Rear Garden

Lawn area with patio. Shrubs and trees.

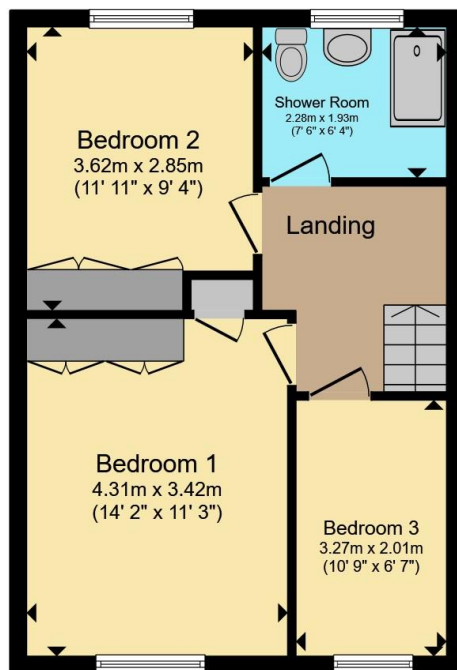
Garage

Up and over door. Power and light supply. Double glazed window to side aspect.





Ground Floor



First Floor

Total floor area 85.9 m² (925 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



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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: E Council Tax
Band: C

view this property online connells.co.uk/Property/LUN103928

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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Property Ref: LUN103928 - 0006