

Connells

Lapwing Road
Luton

Lapwing Road
Luton LU4 0UZ

for sale
£275,000







Property Description

Connells Leagrave a well presented two bedroom semi detached property located on the popular Birds Estate area of Leagrave. Lapwing Road briefly comprises of an entrance hall, kitchen/diner and lounge with conservatory extension. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from off street parking as well as a laid to lawn front garden. The property also has an electric vehicle charger. The rear garden is a bled of patio and laid to lawn areas.

This property is located within close proximity of the motorway junctions 11/11a of the M1, all local amenities and benefits from fantastic local bus routes. Do not miss out on this fantastic home call today to arrange a viewing 01582 595127.

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 door and window to side aspect. Radiator.

Lounge

Double glazed window to side aspect. Single glazed doors to rear aspect. Television and telephone points. Electric fire place. Radiator.

Kitchen/Diner

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Integrated electric oven and gas hob with cooker hood over.

Conservatory

Double glazed window to side and rear aspects. Double glazed doors to rear aspect.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

Laid to lawn with off street parking. EV Charge point.

Rear Garden

Laid to lawn with a patio area.









To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: Awaited

Council Tax Band: B

view this property online connells.co.uk/Property/LGR312704

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.