



Connells

Linacres
Luton



Property Description

Connells Leagrave bring to the market a detached property located on the sought after Linacres. The property briefly comprises an entrance hall, cloakroom, lounge, dining area, modern kitchen. The upper floor contains three bedrooms and a modern family bathroom suite. Externally the property benefits from off street parking as well as a detached garage offering extension potential STPP. The south facing rear garden is a blend of patio and laid to lawn areas.

Situated in a quiet residential cul-de-sac, Linacres offers a peaceful suburban setting within the popular Leagrave area of Luton. Perfect for commuters, the location is just close to Leagrave Train Station, providing fast and frequent routes into Luton town centre and London, making it ideal for those needing easy access to major transport links. Internal viewings are advised to avoid missing out! Call Connells Leagrave today to arrange your viewing appointment!



Entrance Hall

Double glazed door to front aspect.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Radiator.

Lounge

Double glazed windows to side and rear aspects. Double glazed door to rear aspect. Television point. Radiator.

Dining Room

Double glazed window to front aspect. Radiator.

Kitchen

Double glazed door to side aspect. Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Gas hob with electric oven and cooker hood over. Space for a fridge/freezer. Plumbing for a washing machine. Combi boiler.

First Floor Landing

Double glazed window to front aspect. Airing cupboard. Loft access.

Bedroom One

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Built in cupboard. Radiator.

Bathroom

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

Rear Garden

Laid to lawn with a patio area.

Garage

Single garage with up and over door. Power and light supply.





To view this property please contact Connells on

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

185 Marsh Road Legrave
LUTON LU3 2QQ

EPC Rating: C Council Tax
Band: D

view this property online [connells.co.uk/Property/LGR312302](https://www.connells.co.uk/Property/LGR312302)

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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