

Connells

Dunsby Road
Luton

Dunsby Road
Luton LU3 2UA

for sale
£475,000







Property Description

Situated in the ever-popular Limbury area of Luton, this well-presented semi-detached family home offers versatile and spacious accommodation throughout, making it an ideal choice for growing families.

The property benefits from a loft conversion, currently used as a fourth bedroom, while two modern shower rooms provide excellent convenience for busy households. A standout feature is the garage conversion, creating an annex area complete with its own shower room, offering flexible space for multi-generational living, guests or a home office.

Outside, the property enjoys a private rear garden, perfect for relaxing and entertaining, together with a driveway providing off-road parking for up to three vehicles.

Ideally positioned for families. the home is within easy reach of well-regarded local schools, everyday amenities and Leagrave Train Station, offering excellent commuter links into London and beyond.

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 door to front aspect. Double glazed frosted window to side aspect. Tiled. Stairs leading to first floor. Under stairs storage cupboard. Two radiators.

Cloakroom

Double glazed frosted window to front and side aspects. Suite comprising low level wc and wash hand basin. Tiled. Heated towel rail. Extractor fan.

Lounge/Diner

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Gas feature fireplace. Laminate flooring. Two radiators.

Kitchen

Double glazed window to rear aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge and freezer. Double oven with 5 ring gas hob and fan over. Plumbing for a dishwasher and washing machine. Tiled. Under floor heating.

First Floor Landing

Double glazed window to side aspect. Stairs leading to second floor.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

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

Bedroom Four

Double glazed window to front and side aspects. Radiator.

Shower Room

Double glazed frosted windows to rear and side aspects. Suite comprising walk in shower, wash hand basin and low level wc. Tiled. Heated towel rail. Extractor fan.

Second Floor Landing

Double glazed sky light to front aspect. Eaves storage.

Bedroom One

Double glazed window to rear aspect. Two double glazed sky lights to front aspect. Two radiators.

Shower Room

Double glazed window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Heated towel rail. Extractor fan. Combi boiler.

Front Garden

Block paved driveway for three vehicles. Gates to side.

Rear Garden

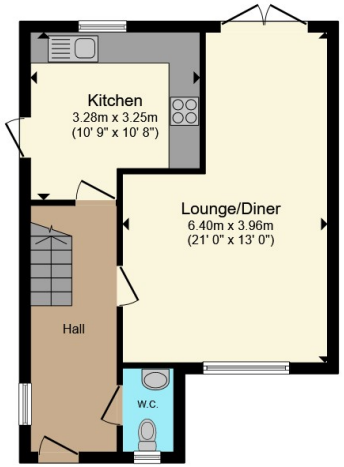
Laid to lawn with a patio area. Decking area. Shrubs and trees. Shed.

Annex

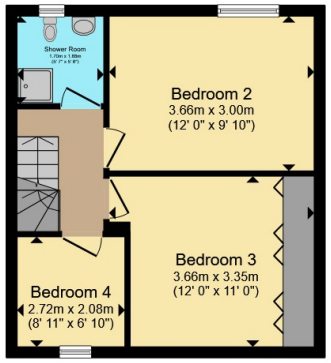
Double glazed patio doors to front aspect. Double glazed door and window to side aspect. Radiator.
Shower room - Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Tiled. Radiator. Extractor fan.



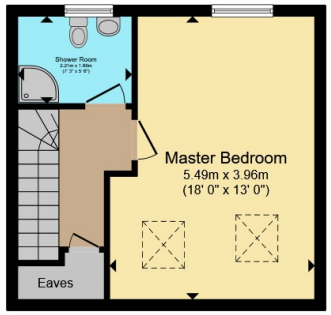




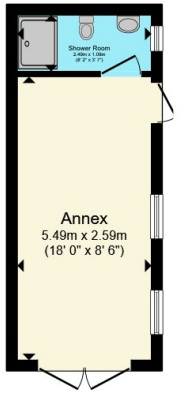
Ground Floor



First Floor



Second Floor



Annex





Total floor area 127.0 m² (1,367 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: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LUN104016

The Property Ombudsman

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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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