

7 Weltmore Road, Luton, **Bedfordshire, LU3 2TL**

Asking Price: £375,000 Freehold (Subject to contract)

Urban&Rural
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7 Weltmore Road, Luton, Bedfordshire, LU3 2TL

** URBAN AND RURAL LEAGRAVE * NO CHAIN * POPULAR LOCATION * GARAGE AND DRIVEWAY * SOUTH FACING REAR GARDEN * POTENTIAL TO EXTEND (STPP) **

Situated in the popular Limbury Mead area of Luton is this spacious three bedroom semi-detached family home, offered with no onward chain and providing excellent family accommodation, generous parking and a south facing rear garden.

Features include; Entrance porch, entrance hall with stairs to first floor, spacious lounge, kitchen/diner with useful understairs storage, breakfast bar and space for appliances, plus a separate utility room with plumbing for washing machine.

First floor consists of landing with loft access, with the loft benefiting from power, lighting and ladder, airing cupboard housing a wall mounted combination boiler, two spacious double bedrooms both with fitted wardrobes, further single bedroom and a three piece bathroom suite.

Outside has a driveway providing parking for up to four vehicles, single width garage with power and light, and a well maintained south facing rear garden with a large storage shed to the rear.

EPC RATING TBC.







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The Local Area:

Located approximately a mile radius of Leagrave Train Station, transport links to Luton and Dunstable. The popular Meads Primary school and local shops are within walking distance.

Local Authority - Luton Borough Council
Council Tax Band - D

At a Glance:

- No Chain
- Popular Location
- Lounge
- Kitchen/Diner
- Three Bedrooms
- Bathroom
- Large Driveway
- Garage
- South Facing Rear Garden



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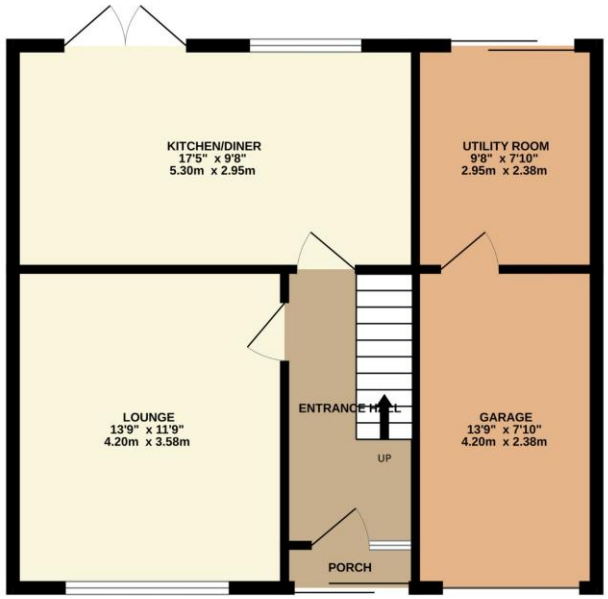




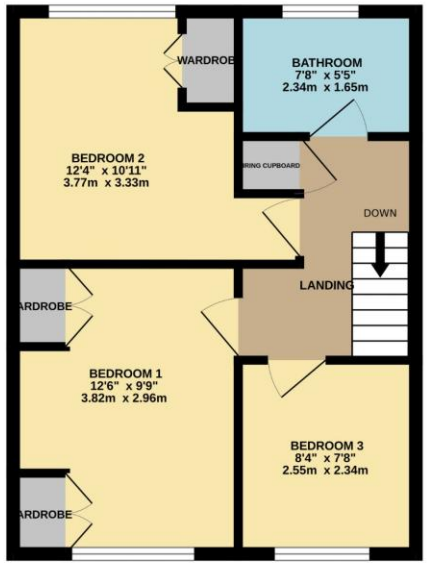


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GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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