



Connells

Rosslyn Crescent
Luton



Property Description

This three bedroom traditional 1930's semi detached residence is a canvas for someone to bring to life their own vision. It is also being offered to the market CHAIN FREE!

The property has double glazing throughout for energy efficiency while allowing you to unleash your creative side transforming the house into your dream home.

On entry you will find yourself in the hall. Off the hall is two reception rooms, separate kitchen and downstairs cloakroom.

Upstairs is three good size bedrooms and a family bathroom.

Externally there is a secluded garden which offers a little retreat from the outside world for relaxation and a front garden. There is potential to make a drive at your preference.

A little further from your door you have shops at the end of your road, this includes Riddy Lane Stores, a grocery store and a hairdressers.

There is an array of other shops and amenities within close proximity and Sainsbury's supermarket is just over 1 mile from the residence. Leagrave railway station is also just over a mile which will have you in St Pancras in 40 minutes.

Popular schools are also located within a short walk, these include Icknield High school and William Austin Infant & Junior schools.

If you are looking for a house in the popular Icknield catchment this isn't one to miss, call us today to book your viewing!

Entrance Hall

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

Cloakroom

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Tiled walls.

Lounge

13' 6" x 11' 9" (4.11m x 3.58m)
Double glazed bay window to front aspect. Radiator.

Dining Room

12' 7" x 10' 9" (3.84m x 3.28m)
Double glazed patio doors to rear aspect. Radiator.

Kitchen

11' 9" x 6' 9" (3.58m x 2.06m)
Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Part tiled. Space for a cooker. Plumbing for a washing machine. Space for a fridge and freezer. Storage cupboard. Pantry with double glazed window to side aspect.

First Floor Landing

Double glazed frosted window to side aspect.
Loft access.

Bedroom One

13' 7" x 11' 7" max (4.14m x 3.53m max)
Double glazed bay window to front aspect.
Airing cupboard housing hot water tank.
Radiator.

Bedroom Two

12' 5" x 9' 7" (3.78m x 2.92m)
Double glazed window to rear aspect.
Radiator.

Bedroom Three

9' 3" x 8' 2" (2.82m x 2.49m)
Double glazed window to rear aspect.
Radiator.

Bathroom

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

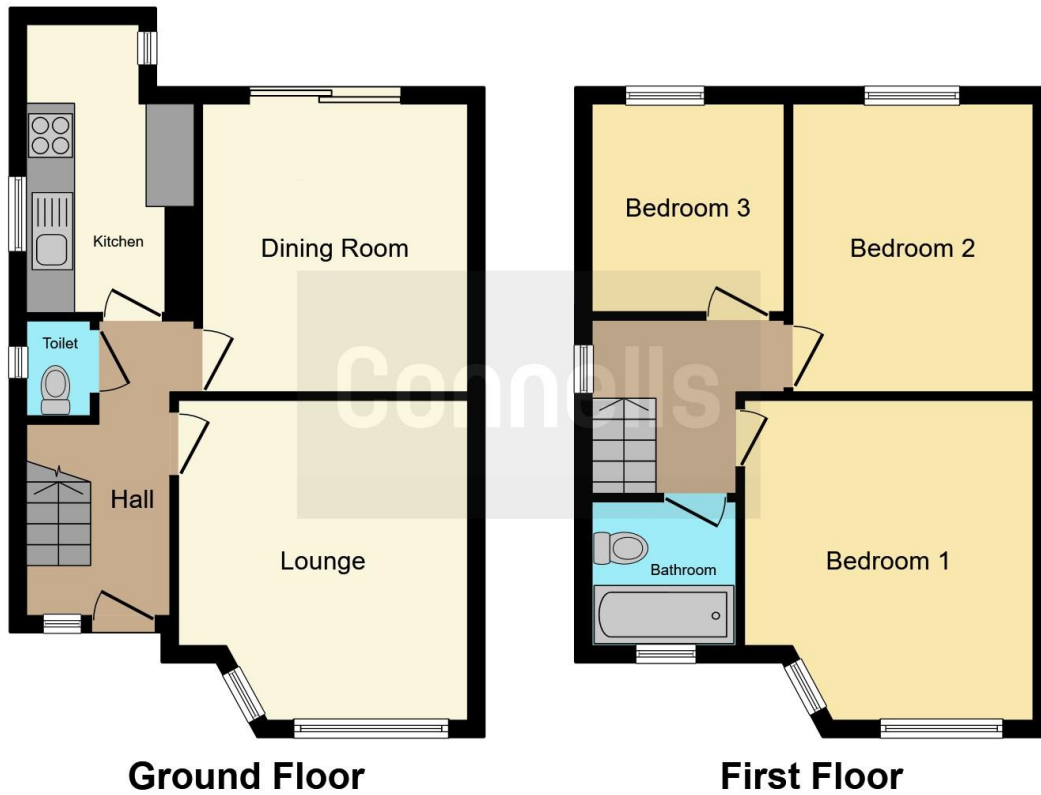
Front Garden

Paved area with shrubs.

Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Two sheds. Gate to front.





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.focalagent.com

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/LUN102757



Tenure: Freehold



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