

for sale

offers in excess of

**£415,000** Freehold



**Grosvenor Road Luton LU3 2EG**

This three bedroom extended semi detached family home is located in the popular Icknield area of LU3. With added loft room and cloakroom, driveway, conservatory, and spacious garden this isn't one to miss.



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# Property Details

## Entrance Porch

Double glazed frosted door to front aspect. Double glazed window to side aspect.

Laid to lawn with a patio area. Gravel. Gate to front aspect. Two brick built storage cupboards. Shed.

## Entrance Hall

Double glazed frosted door and window to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

## Lounge/Diner 25' 8" x 10' 7" ( 7.82m x 3.23m )

Double glazed bay window to front aspect. Double glazed patio doors and window to rear aspect. Log burner. Two radiators.

## Kitchen 12' x 6' 8" ( 3.66m x 2.03m )

Double glazed frosted window and door to rear aspect. Double glazed window to rear 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. Space for a gas cooker. Plumbing for a washing machine. Combi boiler.

## Conservatory 10' 8" x 9' 3" ( 3.25m x 2.82m )

Double glazed frosted door and window to side aspect. Double glazed window to rear aspect. Radiator.

## First Floor Landing

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

## Bedroom One 12' 7" x 11' 4" ( 3.84m x 3.45m )

Double glazed bay window to front aspect. Radiator.

## Bedroom Two 11' 8" x 7' 4" ( 3.56m x 2.24m )

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

## Bedroom Three 8' 7" x 8' 3" ( 2.62m x 2.51m )

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. Heated towel rail. Fully tiled. Radiator.

## Second Floor Landing

Double glazed frosted window to side aspect.

## Loft Room 14' 7" x 14' 3" ( 4.45m x 4.34m )

Two double glazed velux windows to rear aspect. Eaves storage. Radiator.



## Cloakroom

Suite comprising wash hand basin and low level wc. Fully tiled.

## Rear Garden



To view this property please contact Connells on

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1A Riddy Lane  
LUTON LU3 2AD

Property Ref: LUN103780 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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