



**Connells**

Grosvenor Road  
Luton



## Property Description

A spacious 4 bedroom semi-detached family home in the heart of Icknield, LU3.

The home benefits from en-suite for functionality, 'L' shaped kitchen diner for entertaining family and friends and a garage to rear.

With bay windows the property lets in an abundance of light.

Local primary schools include Icknield Primary & Warden Hill Junior. Secondary schools include Icknield High and Cardinal Newman Catholic.

You are also a walk away from Barnfield Collage and Luton Sixth Form Collage.

You are a short stroll from shops, located on Birdsfoot lane and Riddy Lane. A little further out is Sainsbury's supermarket as well as local amenities including doctors and dentists.

You will be situated around a mile from Leagrave mainline Railways Station which will have you in St Pancras in less than 40 minutes, a short drive to the A6 and a stroll to local bus stops and just over a mile is the award winning South Beds golf club with wonderful views.

CALL NOW TO VIEW!!

## Entrance Porch

Door and window to front aspect. Laminate flooring.

## Entrance Hall

Double glazed window to front aspect. Under stairs storage cupboard. Laminate flooring. Stairs leading to first floor. Radiator.

## Lounge

25' 5" x 11' 8" ( 7.75m x 3.56m )  
Double glazed bay window to front aspect. Double glazed patio doors to rear aspect. Gas fire place. Laminate flooring. Radiator.

## Dining Room

13' 5" x 10' 3" ( 4.09m x 3.12m )  
Double glazed window to front aspect. Laminate flooring. Radiator.

## Kitchen

13' 8" x 13' 5" ( 4.17m x 4.09m )  
Double glazed windows to rear and side aspects. Double glazed French door to rear 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. Plumbing for a washing machine and dishwasher. Gas hob with electric oven and extractor fan over. Part tiled. Pantry cupboard.

## First Floor Landing

Double glazed window to rear aspect. Loft access with ladder.

## Bedroom One

13' x 12' 6" ( 3.96m x 3.81m )  
Double glazed bay window to front aspect. Built in wardrobe. Radiator.

## Bedroom Two

12' 1" x 11' 8" max ( 3.68m x 3.56m max )  
Double glazed window to rear aspect. Built in wardrobe. Radiator.

## Bedroom Three

10' 7" x 9' 1" ( 3.23m x 2.77m )  
Double glazed window to front aspect. Radiator.

## En Suite

Double glazed window to side aspect. Suite comprising shower cubicle with electric shower, wash hand basin and low level wc. Fully tiled. Extractor fan.

## Bedroom Four

10' 10" x 8' 3" ( 3.30m x 2.51m )

Double glazed window to rear aspect. Built in wardrobe. Combi boiler. Radiator.

## Bathroom

Double glazed window to rear aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Heated towel rail. Fully tiled.

## Front Garden

Block paved. Shrubs.

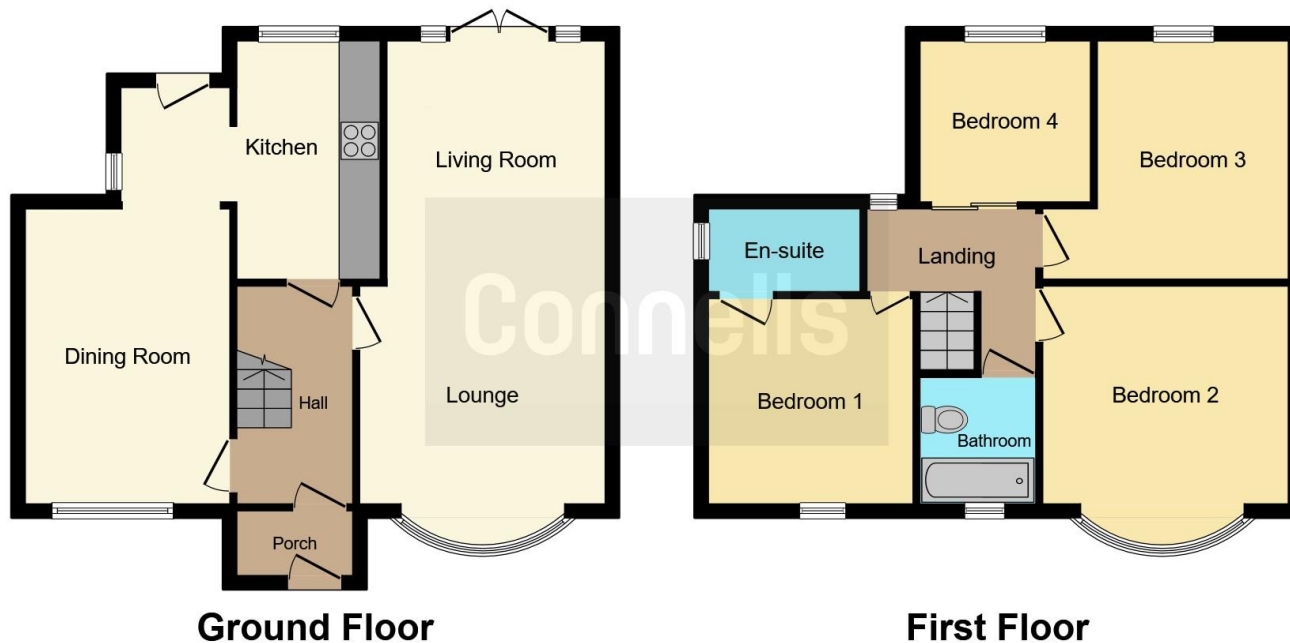
## Rear Garden

Paved. Shrubs and trees. Shed.

## Garage

Situated to the rear with access from road behind property.





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](http://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/LUN102679](http://connells.co.uk/Property/LUN102679)**

Awaiting Photograph

Tenure: Freehold



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