



Grampian Way, Luton, LU3 3HE

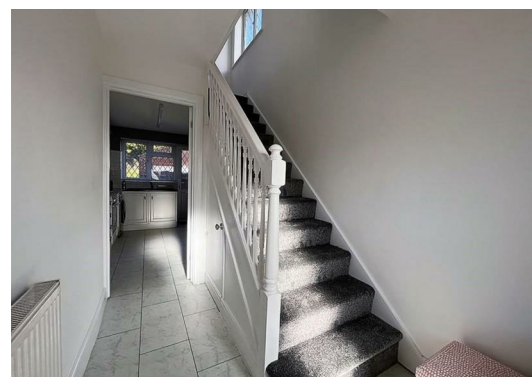
£375,000



Latcham Dowling are delighted to offer for sale this immaculately presented three-bedroom semi-detached property is situated in the sought-after area of Sundon Park.

The home has been completely modernised by the current owner with a refitted Kitchen and bathroom and really is a case of move in, put your personal belongings in and off you go. There is an 11' refitted kitchen, 23' Lounge diner and a wonderful private rear garden. Another huge plus is the fact there is off road parking and a single garage.

Grampian Way briefly comprises of an entrance hall, lounge/diner, fitted kitchen. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front, along with a shared driveway and garage. The rear garden is a laid to lawn with a patio area.



Entrance

Via double glazed door to entrance hall.

Entrance hall

Stairs to first floor accomodation. Radiator. Tiled flooring. Under stair cupboard.

Kitchen

11'10 x 8'4 (3.61m x 2.54m)
Double glazed leaded light window to rear aspect. Double glazed leaded light window to rear aspect. Refitted white kitchen comprising of a range of base and eye level units with worktops over. Wine rack. Built in four ring gas hob with oven under and an extractor hood over. Plumbing for dishwasher. Plumbing for washing machine. Inset one and a half sink drainer. Tiled flooring. Door to lounge/dining room.

Lounge/Dining room

23'8 x 12'4 (7.21m x 3.76m)
Double glazed leaded light bay window to front aspect. Double glazed leaded light doors to rear aspect. Two radiators. Cast iron fireplace with tiled hearth and solid wood surround and mantle.

First floor

Landing

Double glazed window to side aspect. Built in airing cupboard. Doors to all first floor accomodation. Access to loft space.

Bedroom one

12'4 x 10'3 (3.76m x 3.12m)
Double glazed leaded light window to front aspect. Radiator.

Bedroom two

11'5 x 10'3 (3.48m x 3.12m)
Double glazed leaded light window to rear aspect. Radiator.

Bedroom three

8'3 x 8'3 (2.51m x 2.51m)
Double glazed leaded light window to rear aspect. Radiator.

Bathroom

White refitted bathroom suite

comprising of panelled bath with shower over. Washbasin. Heated chrome towel rail. Tiled flooring. Floor to ceiling tiled walls.

Separate wc

Double glazed leaded light window to rear aspect. wc. tiled flooring. floor to ceiling wall tiling.

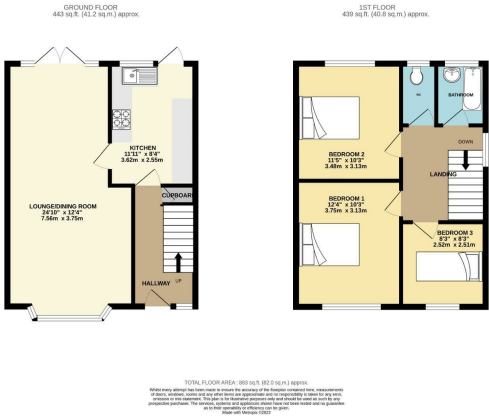
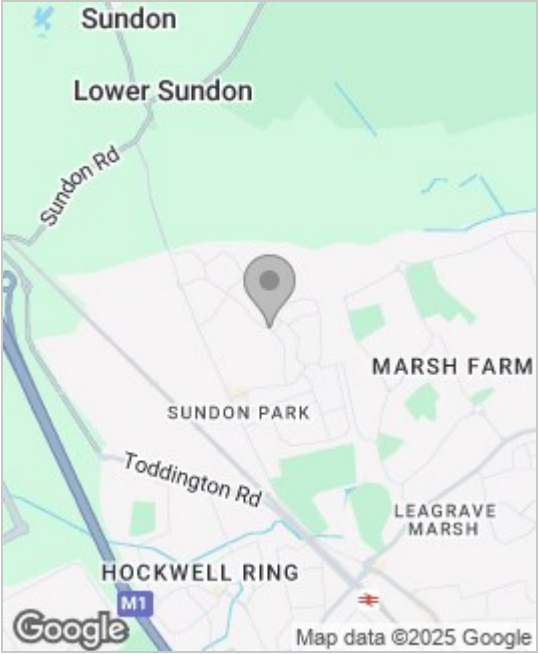
Outside

Front

Block paved parking area for two cars. Shared driveway to the side leading to single garage.

Rear Garden

Paved patio area with retaining wall with steps up to attractive and good sized lawned garden. Enclosed by fencing. Personal door to garage. Gated side access to driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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