



**Connells**

Leicester Road  
Luton



### Property Description

CONNELLS are pleased to offer for sale this semi-detached family home In The Challney Catchment Area. The property benefits from Entrance Hall, Lounge, Dining room, Kitchen, Conservatory.

To the first floor there is THREE bedrooms and a family Bathroom.

### Lounge

13' 6" x 11' 1" ( 4.11m x 3.38m )

Double glazed window to front. Wall mounted rad.

### Dining Room

13' 5" x 9' 8" ( 4.09m x 2.95m )

### Kitchen

8' 5" x 6' 7" ( 2.57m x 2.01m )

A Range of base and eye level units. Sink and drainer. Gas hob. Electric Oven.

### Landing

### Bedroom One

13' 6" x 10' 1" ( 4.11m x 3.07m )

Double glazed window to front aspect.

### Bedroom Two

11' 1" x 10' 5" ( 3.38m x 3.17m )

Double glazed window to rear aspect.

### Bedroom Three

11' 8" x 6' 5" ( 3.56m x 1.96m )

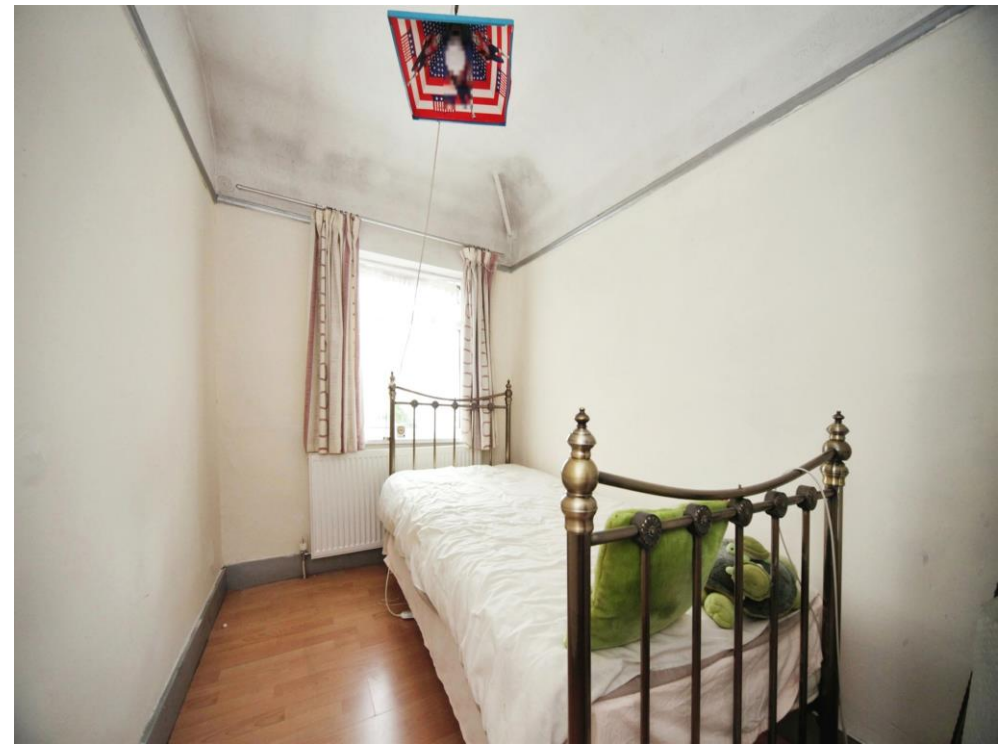
Double glazed window to rear aspect. Storage Cupboard.

### Bathroom

Double glazed window. bath with mixer taps. Shower attachment. Wash hand basin. WC. Fully tiled.

### Front Garden







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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83-83A George Street  
 LUTON LU1 2AT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT316293](http://connells.co.uk/Property/LUT316293)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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