



Connells

Stanton Road  
Luton



Stanton Road  
Luton LU4 0BJ

for sale offers in excess of  
**£425,000**



### Property Description

Located in the Luton and Dunstable area of Luton is this three bedroom semi-detached house nestled in a prime location, conveniently close to the Luton and Dunstable Hospital. Situated within easy reach of M1 Junction 11, this property offers seamless connectivity to London, making it an ideal home for those who appreciate both convenience and accessibility.

In brief property comprises of an entrance hall, 24ft Lounge, Downstairs cloakroom, Newly fitted kitchen, Utility Room. To the first floor there are Three good sized bedrooms and Family bathroom room. This property also offers a Loft Room used for study/snug. Self contained Annex with FOURTH bedroom potential on completion

CALL NOW TO VIEW!!

### Entrance Porch

Door to front. Double glazed window. Door to entrance hall.

### Entrance Hall

Stairs rising to first floor. Under stairs storage. Laminate flooring. Radiator. Access to utility room. Open plan into lounge.

### Cloakroom

Fitted with low level wc. Wash hand basin. Radiator. Extractor fan. Tiled flooring. Double glazed window to side.

### Lounge

24' 3" x 11' 10" ( 7.39m x 3.61m )  
Double glazed bay window to front. Feature fireplace. Laminate flooring. Radiators. Double glazed sliding doors to kitchen.

### Kitchen / Diner

18' 8" x 8' 6" ( 5.69m x 2.59m )  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Gas hob. Electric

oven. Extractor fan. Plumbing and space for appliances. Radiator. Tiled flooring. Double glazed windows to side and rear. Double glazed patio doors to rear garden.

### Utility Room

7' 6" x 5' 11" ( 2.29m x 1.80m )  
Fitted with wall and base units. Plumbing and space for appliances. Tiled flooring.

### Landing

### First Floor Landing

Double glazed window to side. Stairs rising to loft room. Storage cupboard.

### Bedroom One

13' 1" x 11' 2" ( 3.99m x 3.40m )  
Double glazed window to rear. Fitted wardrobes. Radiator.

### Bedroom Two

11' 2" x 9' 10" ( 3.40m x 3.00m )  
Double glazed window to front. Fitted wardrobes. Radiator.

### Bedroom Three

8' 2" x 7' 10" ( 2.49m x 2.39m )  
Double glazed window to front. Fitted wardrobes. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Jacuzzi bath. Shower cubicle. Extractor fan. Tiled flooring. Radiator.

### Second Floor Landing

### Loft Room

15' 9" x 7' 10" ( 4.80m x 2.39m )  
Double glazed velux window to rear. Storage cupboard housing boiler. Radiator. Laminate flooring.

## **Outside**

### **Front Garden**

Off road parking.

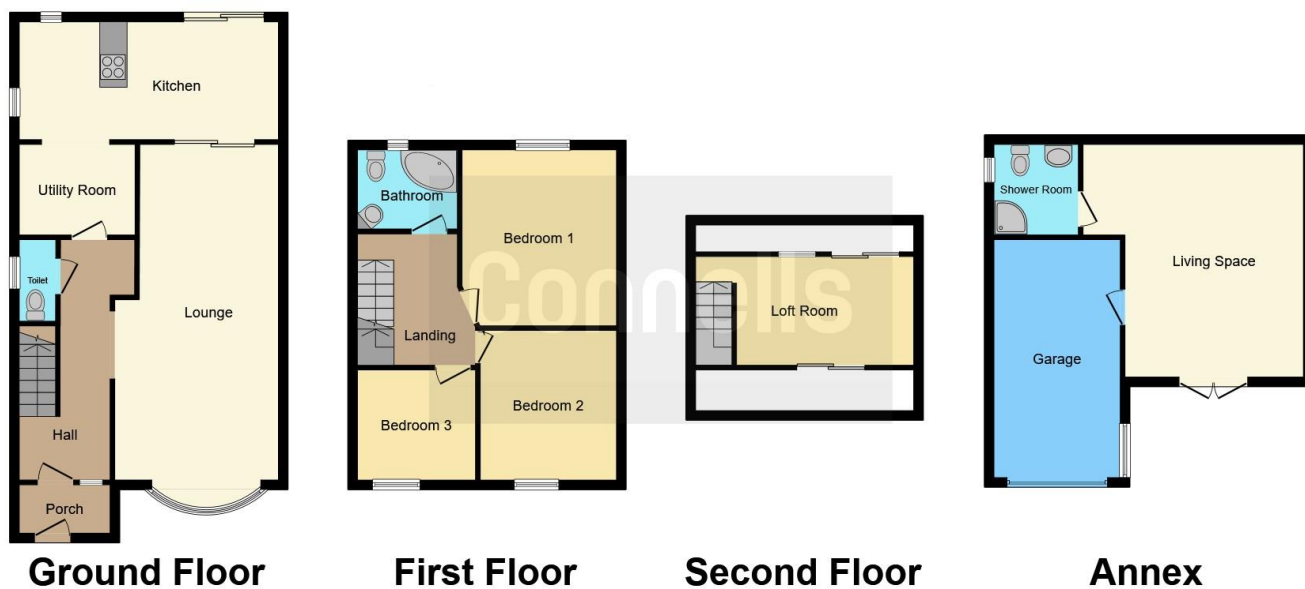
### **Rear Garden**

Paved patio area. Laid to lawn. Water tap.  
Gated access to side.

### **Self Contained Annex**

Potential fourth bedroom on completion





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: D**

**view this property online [connells.co.uk/Property/LUT316041](http://connells.co.uk/Property/LUT316041)**



Tenure: Freehold



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