

Connells

Kent Road Luton

Kent Road Luton LU1 1TL







Property Description

****CHAIN FREE**** POPULAR LOCATION****

Offered with no upper chain is the THREE bedroom family home with masses of potential. The area is very popular with growing families as there are school, shops and transport links within close proximity. In brief the property comprises of an entrance hall, lounge, dining room, kitchen and conservatory. To the first floor there are three bedrooms and family bathroom. Externally there is a well established rear garden. To the front is block paved with flower beds.

CALL NOW TO VIEW!!

Entrance Hall

Door to front. Radiator. Under stairs storage.

Lounge

12' 8" \bar{x} 12' 2" (3.86m x 3.71m) Double glazed bay window to front. TV point. Electric fire. Radiator.

Dining Room

11' x 10' 9" (3.35m x 3.28m) Double glazed window to rear. Storage cupboard. TV point. Radiator.

Kitchen

9' 7" x 6' 8" (2.92m x 2.03m) Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Boiler. Plumbing and space for appliances. Fully tiled. Double glazed windows to side and rear.

Conservatory

6' 8" x 11' 9" (2.03m x 3.58m) Double glazed door to rear. Double glazed windows to rear and side. Power and light. Radiator. WC.

Landing

Access to loft

Bedroom One

10' 9" x 11' (3.28m x 3.35m) Double glazed window to front. Built in wardrobes. TV point. Radiator.

Bedroom Two

11' x 9' (3.35m x 2.74m) Double glazed window to rear. Radiator.

Bedroom Three

8' x 8' 6" (2.44m x 2.59m) Double glazed window to rear. Radiator.

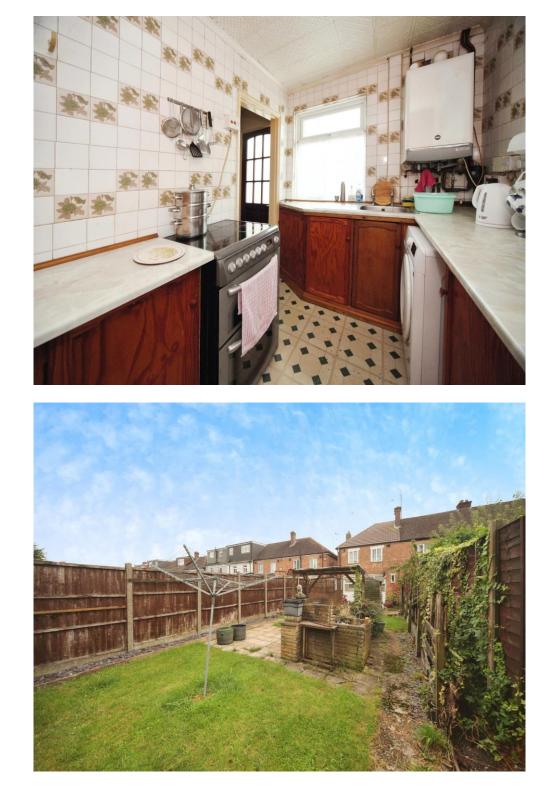
Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Fully tiled. Double glazed window to front.

Outside

Rear Garden

Paved patio area. Side access to street. Laid to lawn. Pond.





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

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EPC Rating: D

view this property online connells.co.uk/Property/LUT316262





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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