



Connells

Kingsway  
Luton



## Property Description

This two bedroom end of terrace family home is located on a popular road with ample living space. The area is very popular with growing families as there are schools nearby and transport links. In brief the property comprises of Lounge, Dining Room and Kitchen, Cloakroom and To the first floor there are Two Good Sized Bedroom and a En - Suite to master. Externally there is a low maintenance rear garden, garage and parking to the rear.

### Lounge

13' 2" x 12' 2" ( 4.01m x 3.71m )

Double glazed bay window to front. Electric fire. Radiator. TV & Telephone point.

### Dining Room

10' 8" x 12' 2" ( 3.25m x 3.71m )

Double glazed window to rear. Radiator.

### Kitchen

8' 4" x 7' 7" ( 2.54m x 2.31m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Fully tiled.

### Landing

### Bedroom One

10' 8" x 12' 2" ( 3.25m x 3.71m )

Double glazed window to rear. Radiator,

### En Suite

Fitted with low level wc. Wash hand basin. Bath with shower attachment. Extractor fan. Radiator. Fully tiled.

### Bedroom Two

10' 6" x 11' ( 3.20m x 3.35m )

Double glazed window to side. Radiator, Boiler. Storage cupboards.

### Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Fully tiled.

### Outside

### Rear Garden

Patio area. Artificial Grass. Side access to street.

### Garage

17' x 14' 8" ( 5.18m x 4.47m )

Power and light. Additional space for appliances.









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)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT316631](http://connells.co.uk/Property/LUT316631)**

Tenure: Freehold



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Property Ref: LUT316631 - 0003