



Connells

Lancing Road
Luton



Property Description

Connells Stopsley Present An Immaculately Presented Three Bedroom Extended Property In The Sought After Area Of Wigmore. Lancing Road Briefly Comprises Of, An Entrance Hall, Cloakroom, Utility Room, Kitchen, Lounge/Diner. The Upper Floor Contains Three Generous Bedrooms And Family Bathroom Suite. Externally The Property Benefits From Off Street Parking, As Well As A Low Maintenance Rear Garden.

Lancing Road is located close to the Hertfordshire borders benefiting from beautiful countryside walks. Local amenities include: Asda supermarket, doctors, dentist and local bus routes. Junction 10 of the M1, London Luton Airport & Parkway Thames link train station are all with close proximity. Someries Primary & Putteridge High are the school catchments.

Entrance Hall

Double glazed door to front.

Cloakroom

Fitted with low level wc. Wash hand basin. Extractor fan. Double glazed window to front.

Lounge

13' 10" x 15' 4" (4.22m x 4.67m)
Double glazed patio doors to rear. Sky light window. Radiator. TV point.

Kitchen

9' 8" x 10' 10" (2.95m x 3.30m)
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Freestanding gas cooker. Cooker hood. Plumbing for appliances. Space for fridge freezer. Double glazed window to front.

Landing

Loft access via ladder

Bedroom One

10' 10" x 14' (3.30m x 4.27m)

Bedroom Two

9' 9" x 10' 11" (2.97m x 3.33m)
Double glazed window to front, Radiator.

Bedroom Three

8' 11" x 8' (2.72m x 2.44m)
Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Electric shower. Radiator. Partly tiled. Double glazed window to front.

Outside

Front Garden

Block paved driveway. Off road parking.

Rear Garden

Enclosed by fencing. Laid to lawn.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/STP307214](https://www.connells.co.uk/Property/STP307214)

Tenure: Freehold



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