



Connells

Lancing Road
Luton



Property Description

Connells Stopsley Present An Immaculately Presented Three Bedroom Semi-Detached Property. Lancing Road Briefly Comprises Of, An Entrance Hall, Cloakroom, Kitchen, Separate Lounge And Diner With A Conservatory Extension To The Rear, The Upper Floor Contains Three Bedrooms And A Family Bathroom.

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. Radiator.

Shower Room

Fitted with low level wc. Wash hand basin. Under floor heating. Shower. Radiator. Utilities. Double glazed window to front and side.

Lounge

10' 11" x 13' 6" (3.33m x 4.11m)
Double glazed patio doors into conservatory. Radiator. TV point.

Dining Room

13' 4" x 13' 8" (4.06m x 4.17m)
Double glazed window to rear. Double glazed patio door to conservatory. Radiator.

Kitchen

9' 11" x 10' 9" (3.02m x 3.28m)
Fitted with wall and base units. Sink drainer. Work surfaces. Gas hob & cooker. Plumbing and space for appliances. Combi boiler. Double glazed window to front.

Conservatory

16' 9" x 9' 5" (5.11m x 2.87m)
Brick base UPVC windows. Radiator. TV point.

Landing

Loft access. Loft Ladder.

Bedroom One

10' 11" x 13' 6" (3.33m x 4.11m)
Double glazed window to rear. Fitted wardrobe. Radiator. TV point.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)
Double glazed window to front. Radiator.

Bedroom Three

8' 11" x 13' 7" (2.72m x 4.14m)
Double glazed window to rear & side. Radiator.

Bathroom

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





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

To view this property please contact Connells on

T 01582 737 069
E stopsley@connells.co.uk

Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: C

view this property online connells.co.uk/Property/STP307230

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STP307230 - 0004