

for sale

offers in excess of **£300,000** Freehold



## Shelley Road Luton LU4 0JA

Connells Leagrave bring to the market a spacious three bedroom mid terraced property is the Poets area of Luton. Comprising an open plan lounge/diner, kitchen area, three generous sized bedrooms and family bathroom. Externally the property benefits from off street parking and a huge rear garden.

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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.

# Property Details

## Entrance Hall

Double glazed door to front aspect. Radiator.

## Lounge 11' x 10' 10" ( 3.35m x 3.30m )

Double glazed window to front aspect. Television point. Radiator.

## Dining Room 12' 1" x 9' 9" ( 3.68m x 2.97m )

Double glazed window to rear aspect. Radiator.

## Kitchen 12' x 6' 5" ( 3.66m x 1.96m )

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric oven with electric hob and cooker hood over. Plumbing for a washing machine. Integrated fridge/freezer.

## First Floor Landing

Loft access.

## Bedroom One 12' 6" x 11' ( 3.81m x 3.35m )

Double glazed window to front aspect. Radiator.

## Bedroom Two 12' 1" x 10' 4" ( 3.68m x 3.15m )

Double glazed window to rear aspect. Built in wardrobes. Radiator.

## Bedroom Three 9' 2" x 7' 8" ( 2.79m x 2.34m )

Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and electric shower attachment, wash hand

basin and low level wc. Radiator.

## Front Garden

Block paved driveway.

## Rear Garden

Large rear garden, laid to lawn with a patio area.



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: LGR310133 - 0007

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