



Connells

Poynters Road
Luton



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 Description

Guide price - £415,000 - £425,000. Connells Legrave present an immaculately presented extended three bedroom property located on the L & D borders. Poynters Road comprises entrance hall, large lounge, extended kitchen/diner, utility area and downstairs shower room. The upper floor contains three good sized bedrooms and modern family bathroom suite.

Whilst local amenities are all nearby there are great transport links with Junction 11 & 11a of the M1 a short drive, as is Legrave Thames Link Train Station, with L&D Hospital just round the corner. Call Connells now on 01582 595127.

Entrance Hall

Double glazed door to front aspect. Under floor heating. Radiator.

Lounge/diner

23' 4" x 11' 9" (7.11m x 3.58m)

Double glazed bay window to front aspect. Television point. Under floor heating.

Shower Room

Suite comprising shower cubicle, wash hand basin and low level wc. Under floor heating. Radiator. Extractor fan.

Kitchen

17' 9" x 15' 11" (5.41m x 4.85m)

Double glazed Bi fold doors to rear aspect. Double glazed velux windows. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Breakfast bar. Gas hob with electric oven and cooker hood over. Plumbing for a dishwasher. Space for a fridge/freezer. Under floor heating.

Utility Room

6' 1" x 5' 9" (1.85m x 1.75m)
Double glazed velux windows. Wall and base units. Space for a washing machine. Space for a fridge.

First Floor Landing

Loft access. Boiler.

Bedroom One

13' 3" x 10' 6" (4.04m x 3.20m)
Double glazed window to front aspect. Fitted wardrobes. Television point. Radiator.

Bedroom Two

11' 10" x 11' 5" (3.61m x 3.48m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

8' 6" x 8' 3" (2.59m x 2.51m)
Window to front aspect. Television point. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Radiator.

Front Garden

Driveway.

Rear Garden

Laid to lawn with a patio area. Shed/summerhouse.





To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/LGR310186

Tenure: Freehold



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