

for sale

guide price **£350,000**



Lilac Grove Luton LU3 3JG

Connells Leagrave bring to the market a **CHAIN FREE** heavily extended and **RECENTLY RENOVATED** four bedroom property in the sought after Sundon Park area of Luton. A few benefits include off street parking, extended open plan kitchen diner, utility area and summerhouse in the rear garden,



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.

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall



Double glazed door to front aspect. Double glazed window to side aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising shower cubicle, bath with mixer taps, wash hand basin and low level wc. Radiator. Extractor fan. Under floor heating.

Lounge

14' x 10' 5" (4.27m x 3.17m)

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

Dining Room

11' 5" x 8' 1" (3.48m x 2.46m)

Gas fire. Radiator.

Kitchen

13' 9" x 12' 11" (4.19m x 3.94m)

Double glazed window and patio doors to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a dishwasher. Gas oven with gas hob and cooker hood over.

Utility Room

12' 7" x 6' 9" (3.84m x 2.06m)

Double glazed window to rear aspect. Wall and base units. Radiator.

Conservatory

12' 7" x 7' (3.84m x 2.13m)



Brick built base with UPVC windows to side aspect. Double glazed patio doors to rear aspect. Radiator.

First Floor Landing

Loft access.

Bedroom One

13' 11" x 10' 7" (4.24m x 3.23m)

Double glazed window to front aspect. Radiator.

En Suite

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc.

Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to side aspect. Radiator.

Bedroom Three

12' 11" x 6' 8" (3.94m x 2.03m)

Double glazed window to rear aspect. Radiator.

Bedroom Four

10' 2" x 6' 8" (3.10m x 2.03m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Front Garden

Block paved driveway.

Rear Garden

Laid to lawn with a patio and decking area. Summerhouse with power and light supply. Low level wc and wash hand basin.





To view this property please contact Connells on

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LUTON LU3 2QQ

Property Ref: LGR310597 - 0007

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/LGR310597



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.

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