

for sale

£350,000



Alpine Way Luton LU3 3HF

Connells Leagrave bring to the market a well presented three bedroom semi detached property in the sought after location of Sundon Park. Alpine Way briefly comprises an entrance hall, open plan lounge/diner, kitchen area. The upper floor contains three bedrooms and family bathroom suite.



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.

Alpine Way Luton LU3 3HF

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge/diner

24' x 12' 7" (7.32m x 3.84m)
double glazed windows to front and rear aspects. Television points. Radiator.

Kitchen

11' 8" x 8' (3.56m x 2.44m)
double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated dishwasher. Plumbing for a washing machine. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Combi boiler.

First Floor Landing

Double glazed window to side aspect. Loft access with loft ladder.

Bedroom One

12' 5" x 10' 8" (3.78m x 3.25m)
Double glazed window to front aspect. Television point. Radiator.

Bedroom Two

11' 3" x 10' 5" (3.43m x 3.17m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

8' x 6' 4" (2.44m x 1.93m)
Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

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

Rear Garden

Laid to lawn with a patio area. Greenhouse.

Garage

Single garage with up and over door.







To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

Property Ref: LGR310455 - 0003

Tenure: Freehold

EPC Rating: C

[view this property online connells.co.uk/Property/LGR310455](https://www.connells.co.uk/Property/LGR310455)

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