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.



his 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 an 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

 $24^{\prime}$  x  $12^{\prime}$  7" ( 7.32 m x 3.84 m ) 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" (  $3.43m \times 3.17m$  )

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.

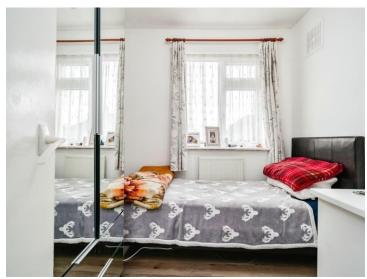


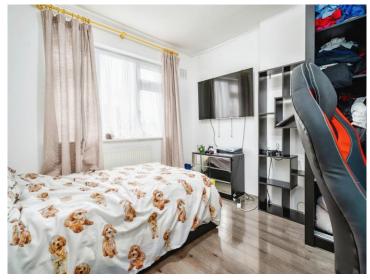
















To view this property please contact Connells on

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Property Ref: LGR310455 - 0003

Tenure: Freehold EPC Rating: C

view this property online connells.co.uk/Property/LGR310455

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