

for sale

offers in excess of **£335,000**



Browning Road Luton LU4 0LF

Connells Leagrave bring to the market a traditional three bedroom semi detached property located on L & D borders. Browning Road briefly comprises an entrance hall, two reception rooms, kitchen area and conservatory. The upper floor has three bedrooms and family bathroom suite.

Browning Road Luton LU4 0LF

Entrance Hall

Double glazed door and window to front aspect. Telephone point. Radiator.

Lounge

13' x 11' (3.96m x 3.35m)

Double glazed window to front aspect. Television and telephone points. Radiator.

Dining Room

11' x 11' (3.35m x 3.35m)

Double glazed patio doors to rear aspect. Radiator.

Kitchen

13' x 9' 2" (3.96m x 2.79m)

Double glazed windows to side and rear aspects. Double glazed patio doors to side aspect leading to conservatory. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over.

Conservatory

8' 4" x 4' 11" (2.54m x 1.50m)

Double glazed door and window to rear aspect.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

12' x 11' (3.66m x 3.35m)

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

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m)

Double glazed window to front aspect. Radiator.

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

Double glazed window to front aspect. Radiator.

Bathroom

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



Ground Floor

First Floor

Front Garden

Laid to lawn with paved steps leading to door.

Rear Garden

Laid to lawn with a patio area.

Garage

Shared driveway leading to garage. Up and over door.





To view this property please contact Connells on

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LUTON LU3 2QQ

Property Ref: LGR310739 - 0002

Tenure: Freehold

EPC Rating: C

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