

for sale

£350,000 Freehold



Roman Road Luton LU4 9DN

- Energy Rating: Awaited
- Three Bedrooms
- Semi Detached
- Open Plan Lounge/Diner
- Cloakroom



Property Details

Entrance Porch

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

Entrance Hall

Door to front aspect. Double glazed window to side aspect. Telephone point. Radiator.

Cloakroom

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

Lounge 12' 4" x 11' 5" (3.76m x 3.48m)

Double glazed window to front aspect. Radiator.

Dining Room 12' 11" x 11' 2" (3.94m x 3.40m)

Double glazed window and door to rear aspect. Television point. Radiator.

Kitchen 8' 5" x 8' 2" (2.57m x 2.49m)

Double glazed window 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 hob with electric oven and cooker hood over. Combi boiler.

Utility Room 12' 1" x 8' 7" (3.68m x 2.62m)

Double glazed door to side aspect. Double glazed window to rear aspect. Wall and base units. Space for a fridge/freezer. Radiator.

Conservatory 11' 10" x 10' (3.61m x 3.05m)

Double glazed window and door to rear aspect. Gas heater.

First Floor Landing

Double glazed window to side aspect.

Bedroom One 13' x 11' 2" max (3.96m x 3.40m max)

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

Bedroom Two 11' 6" x 11' 3" (3.51m x 3.43m)

Double glazed window to front aspect. Fitted wardrobes. Loft access. Radiator.

Bedroom Three 8' 3" x 8' 2" (2.51m x 2.49m)

Double glazed window to front aspect. Fitted 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. Radiator.

Separate Wc

Double glazed window to side aspect. Low level wc. Part tiled.



To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Freehold

EPC Rating: Awaiting

Property Ref: LGR311011 - 0004

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