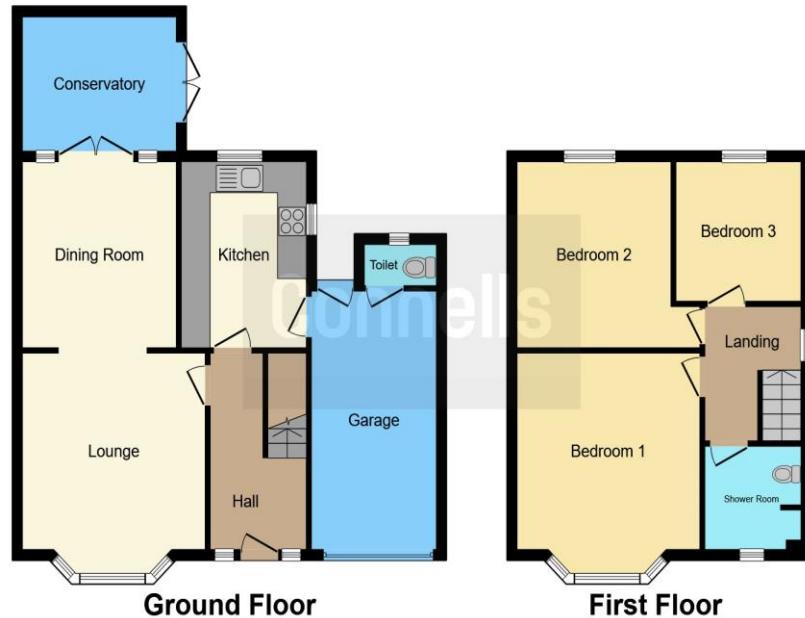




Connells

Belgrave Road
Luton



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Property Description

Connells Legrave bring to the market a traditionally built and spacious three bedroom semi detached property located within walking distance to Legrave Train Station.

Cloakroom

Suite comprising low level wc and wash hand basin.

Lounge

13' 8" x 12' 5" (4.17m x 3.78m)
Double glazed window to front aspect. Electric fire place. Radiator.

Dining Room

12' 5" x 10' 2" (3.78m x 3.10m)
Double glazed patio doors to rear aspect. Electric fire place.

Kitchen

12' 7" x 8' 5" (3.84m x 2.57m)
Double glazed windows to side and rear aspects. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge. Plumbing for a washing machine. Electric hob with electric oven.

Conservatory

10' 3" x 8' (3.12m x 2.44m)
Brick built base with double glazed windows and door to rear aspect.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

14' 3" x 12' 5" (4.34m x 3.78m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

12' 6" x 10' 3" (3.81m x 3.12m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

9' 6" x 8' 6" (2.90m x 2.59m)
Double glazed window to rear aspect. Fitted wardrobe. Boiler.

Bathroom

Double glazed window to front aspect. Suite comprising walk in shower, wash hand basin and low level wc. Radiator.

Rear Garden

Laid to lawn with a patio area. Shed. Green House.

Garage

Single garage with double doors. Power and light supply.





To view this property please contact Connells on

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185 Marsh Road Legrave
 LUTON LU3 2QQ

EPC Rating: D

view this property online connells.co.uk/Property/LGR311025

Tenure: Freehold



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