

for sale

£350,000 Freehold



Dordans Road Luton LU4 9BS

- Energy Rating: D
- Three bedrooms
- Semi detached
- Close links to train station
- Potential to extend S.T.P.P.



Property Details

Entrance Hall

Double glazed frosted door to side aspect.

Lounge 13' x 10' 7" (3.96m x 3.23m)

Double glazed window to front aspect. Radiator.

Dining Room 13' 9" x 10' 2" (4.19m x 3.10m)

Double glazed door to side aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Kitchen 9' 7" x 7' 9" (2.92m x 2.36m)

Double glazed window to rear. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated oven with induction hob and extractor fan over. Part tiled walls. Tiled floor.

Hall

Double glazed frosted door to side aspect. Tiled.

Shower Room

Double glazed frosted window to rear aspect. Suite comprising corner shower cubicle, wash hand basin and low level wc. Heated towel rail. Fully Tiled. Extractor fan.

First Floor Landing

Double glazed window to side aspect.

Bedroom One 13' 8" x 11' (4.17m x 3.35m)

Double glazed windows to front and side aspects. Storage cupboard with access to loft. Radiator.

Bedroom Two 12' x 10' 8" (3.66m x 3.25m)

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

Bedroom Three 10' 2" x 7' 9" (3.10m x 2.36m)

Accessed via second bedroom. Double glazed window to rear aspect. Combi boiler. Radiator.

Front Garden

Block paved driveway. Lawn with shrubs.

Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Brick built storage cupboard. Summerhouse with power and light. Gate to front aspect.

Garage

Single garage with up and over door. Power and light supply. Door to side aspect.



To view this property please contact Connells on

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

185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Freehold

EPC Rating: D

Property Ref: LGR311187 - 0004

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