



Connells

Kinross Crescent
Luton



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Property Description

Connells Leagrave bring to the market an EXTENDED three bedroom semi detached CHAIN FREE property located in the sought after Sundon Park area. Kinross Crescent briefly comprises an entrance porch, entrance hall, lounge, utility area, diner, extended modern kitchen to the rear with additional conservatory extension. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden, along with block paving for off street parking. The property also has a low maintenance rear garden mixing of patio and stoned areas with a shed. The property also boasts a garage to the side offering additional extension potential STPP.

Kinross Crescent itself is a quiet, family-friendly location, known for its community atmosphere and proximity to excellent local amenities. With good schools, shops, and transport links all within easy reach, this property offers the perfect balance of convenience and tranquility.

Offered without any upper chain complications, this property is a fantastic opportunity for those looking for a family home or an investment in a highly desirable location.

Entrance Porch

Double glazed window and door to front aspect.

Entrance Hall

Door to front aspect leading into lounge.



Lounge

17' 4" x 13' 9" (5.28m x 4.19m)
Double glazed window to front aspect.
Electric fire place. Television and telephone points.

Dining Room

11' 2" x 8' 11" (3.40m x 2.72m)
Radiator.

Kitchen

16' 8" x 5' 10" (5.08m x 1.78m)
Door to side aspect. Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a dishwasher. Space for a fridge/freezer. Space for a freestanding electric oven. Cooker hood. Radiator.

Utility Room

5' 10" x 5' 8" (1.78m x 1.73m)
Double glazed window to side aspect. Base units. Suite comprising low level wc and wash hand basin. Radiator.

Conservatory

12' 3" x 9' (3.73m x 2.74m)
Double glazed windows to front, rear and side aspects. Double glazed door to front and side aspects. Brick built base.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)
Double glazed window to front aspect. Television point. Radiator.

Bedroom Two

11' 5" plus door recess x 10' (3.48m plus door recess x 3.05m)
Double glazed window to rear aspect. Fitted wardrobes. Television point. Radiator.

Bedroom Three

8' 6" x 8' 5" (2.59m x 2.57m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising shower cubicle, bath with mixer taps, wash hand basin and low level wc. Part tiled. Radiator.

Front Garden

Stoned area. Block paved.

Rear Garden

Stoned area with a patio.

Garage

Single garage with up and over door. Power and light supply.





To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LGR311605

Tenure: Freehold



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