

for sale

£425,000 Freehold



Common Lane Sundon Luton LU3 3PF

- Energy Rating: Awaited
- Three Bedrooms
- Semi Detached
- Rarely Available Sundon Village Location
- Extended To Rear



Property Details

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Lounge 13' 11" x 11' 2" (4.24m x 3.40m)

Television point. Log burner. Radiator.

Kitchen/Diner 18' 1" x 9' 9" (5.51m x 2.97m)

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Integrated dishwasher. Space for a fridge/freezer. Television point. Rangemaster gas cooker with hood.

Utility Room 8' 11" x 7' (2.72m x 2.13m)

Double glazed door to front and rear aspects. Wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Radiator.

Conservatory 22' 5" x 10' 7" (6.83m x 3.23m)

Brick built base. Double glazed door and windows to rear aspect. Television point.

First Floor Landing

Double glazed window to front aspect. Loft access with loft ladder.

Bedroom One 13' 11" max x 9' 5" plus door recess (4.24m max x 2.87m plus door recess)

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

Bedroom Two 9' 11" x 9' 9" plus door recess (3.02m x 2.97m plus door recess)

Double glazed window to rear aspect. Radiator.

Bedroom Three

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

Bathroom

Double glazed window to side aspect. Suite comprising shower, bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Heated towel rail. Radiator.

Front Garden

Off road parking.

Rear Garden

Laid to lawn with a patio area. Shed.

Outside cloakroom with double glazed window to rear aspect. Suite comprising low level wc and wash hand basin.



To view this property please contact Connells on

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

185 Marsh Road Leagrave
LUTON LU3 2QQ

Property Ref: LGR311636 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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