

for sale

offers in excess of **£425,000** Freehold



## Leagrave High Street Luton LU4 0ND

- Energy Rating: C
- Three/Four Bedrooms
- Detached Bungalow
- Fully Renovated Throughout
- Immaculately Presented



# Property Details

## Entrance Hall

Double glazed door to side aspect. Radiator.

## Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Combi boiler.

## Lounge 16' 5" x 11' 5" ( 5.00m x 3.48m )

Double glazed windows to front and side aspects. Television point. Radiator. Bespoke fitted window shutters.

## Kitchen 12' 9" x 10' 10" ( 3.89m x 3.30m )

Double glazed window and door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine and dishwasher. Double oven with gas hob and cooker hood over. Radiator. Wall TV point.

## Bedroom One 12' 11" x 10' 11" ( 3.94m x 3.33m )

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

## En Suite

Double glazed window to side aspect. Suite comprising walk in shower, wash hand basin and low level wc. Fully tiled. Radiator. Extractor fan.

## Bedroom Two 11' 5" x 8' 10" ( 3.48m x 2.69m )

Double glazed patio doors to rear aspect. Television point. Radiator.

## Bedroom Three 8' 11" x 7' 11" ( 2.72m x 2.41m )

Double glazed window to side aspect. Fitted wardrobes. Television point.

## Bedroom Four/Study 9' 7" x 6' 4" max ( 2.92m x 1.93m max )

Double glazed window to front aspect. Radiator.

## Front Garden

Block paved driveway.

## Rear Garden

Laid to lawn with a patio area.

## Garage

Up and over door. Power and light supply.



To view this property please contact Connells on

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LUTON LU3 2QQ

Property Ref: LGR311649 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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