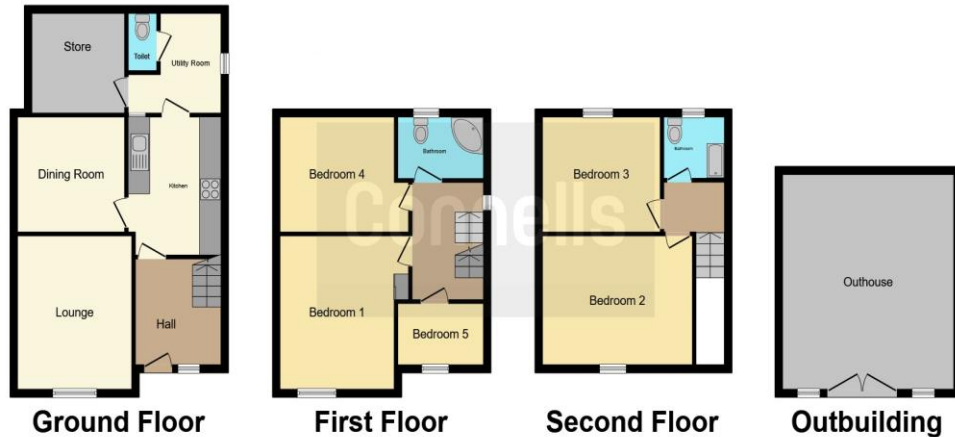




Connells

Grampian Way
Luton



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Property Description

****Guide Price - £450,000 to £475,000**.** Connells Leagrave bring to the market a large and spacious family home located in the sought after Sundon Park area. Grampian Way briefly comprises an entrance hall, lounge, extended kitchen and utility area and extended dining area. The first floor contains three bedrooms and a family bathroom suite. The second floor adds two additional bedrooms along with an additional bathroom. Externally the property benefits from off street parking to the front. The rear garden is a mix of patio and laid to lawn areas and also contains a 15ft by 18ft brick outbuilding, which has multiple uses as a home office/gym.

Popular because of the close proximity of Leagrave train station, making it perfect for those looking to commute, and many shops, supermarkets, restaurants, and a great choice of schools nearby. Also well placed for those wanting easy access to the motorway, with the Woodside Link nearby, accessing the M1, junction 11a, and the A5.

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level wc and wash hand basin. Part tiled.

Lounge

14' x 12' 3" (4.27m x 3.73m)
Double glazed window to front aspect. Fire place. Radiator.

Dining Room

20' 6" x 10' 1" (6.25m x 3.07m)
Double glazed French doors to rear aspect. Radiator.

Kitchen

12' 5" x 9' 7" (3.78m x 2.92m)
Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a gas cooker. Cooker hood. Space for a fridge/freezer. Part tiled. Boiler.

Utility Room

12' 10" x 9' 7" (3.91m x 2.92m)
Double glazed window to side aspect. Double glazed door to rear aspect. Wall and base units.

First Floor Landing

Stairs leading from entrance hall.

Bedroom One

12' 6" x 12' 2" (3.81m x 3.71m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Four

11' 2" x 10' 6" (3.40m x 3.20m)
Double glazed window to rear aspect. Fitted wardrobe.

Bedroom Five

9' 7" x 5' 9" (2.92m x 1.75m)
Double glazed window to front aspect. Radiator.

Bathroom

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

Second Floor Landing

Stairs leading from first floor landing.

Bedroom Two

11' 2" x 10' 9" (3.40m x 3.28m)
Double glazed window to front aspect.
Radiator.

Bedroom Three

12' 10" x 10' 4" (3.91m x 3.15m)
Double glazed window to rear aspect.
Radiator.

Shower Room

Double glazed window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Laid to lawn with a patio area.

Outbuilding

18' 2" x 15' 10" (5.54m x 4.83m)
Double glazed window and door to front aspect. Power and light.





To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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