



Connells

Grampian Way
Luton



Property Description

Connells Leagrave bring to the market an EXTENDED three bedroom semi detached property located in the sought after Sundon Park location. Grampian Way briefly comprises an entrance hall, lounge, extended kitchen/diner, extended bathroom and access into the double length garage. The upper floor contains three spacious bedrooms. Externally the property benefits from off street parking to the front as well as an adjacent garage that offers extension potential STPP. The rear garden is a blend of patio and laid to lawn areas, which also has an apple tree and vegetable patch.

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 to front aspect. Radiator.

Lounge

13' 3" x 11' 4" (4.04m x 3.45m)
Double glazed window to front aspect. Electric fire. Television point. Radiator.

Kitchen/Diner

18' 5" x 11' 3" (5.61m x 3.43m)
Double glazed windows to rear and side aspects. Double glazed door 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 fridge/freezer. Integrated dishwasher and washing machine. Gas hob with electric oven and cooker hood over.

First Floor Landing

Double glazed window to front aspect. Airing cupboard housing combi boiler. Loft access. Radiator.

Bedroom One

11' 5" x 9' 11" (3.48m x 3.02m)
Double glazed window to front aspect.
Television point. Radiator.

Bedroom Two

12' 8" x 9' 2" (3.86m x 2.79m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

9' 9" x 7' 10" (2.97m x 2.39m)
Double glazed window to rear aspect.
Television point. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising shower, bath with mixer taps and shower head, two wash hand basins and low level wc. Fully tiled. Extractor fan.

Front Garden

Laid to lawn with off street parking.

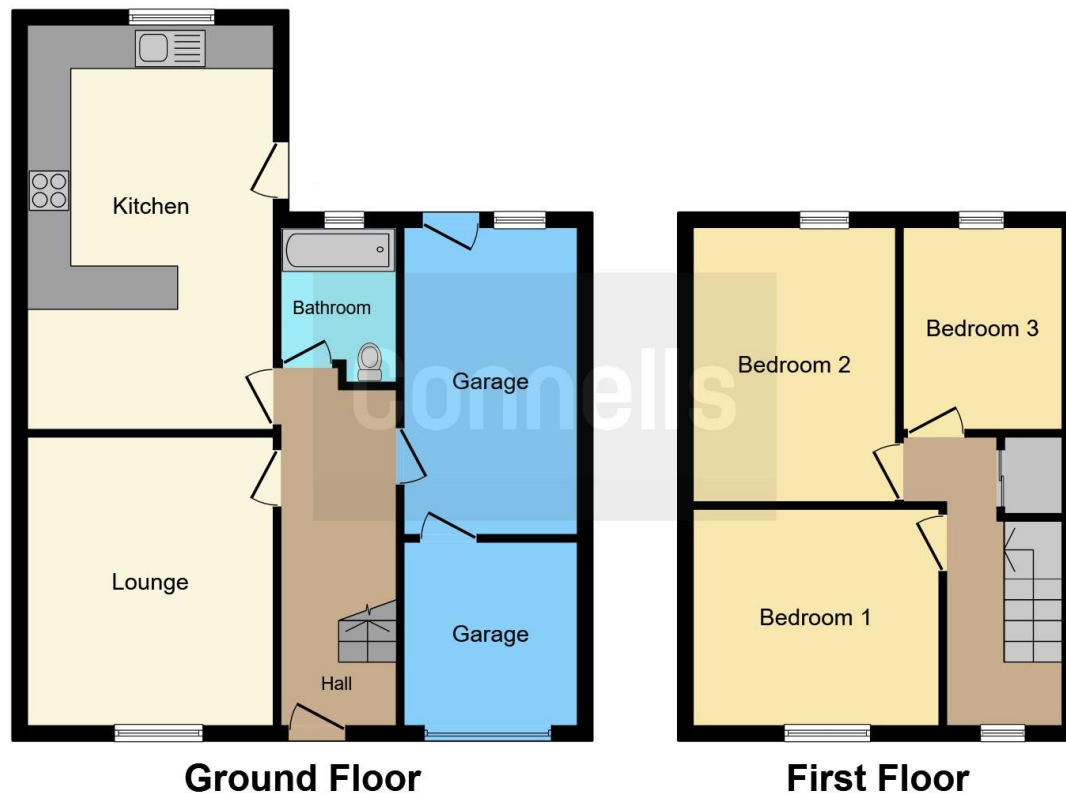
Rear Garden

Laid to lawn with a patio area. Apple tree and vegetable patch.

Garage

Double length. Up and over door. Power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited
 Council Tax Band: C

view this property online connells.co.uk/Property/LGR311718

Tenure: Freehold



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Property Ref: LGR311718 - 0003