



Connells

Kinross Crescent
Luton

Kinross Crescent Luton LU3 3JS

for sale offers over
£350,000



Property Description

Connells Leagrave present a three bedroom semi detached property located in the sought after Sundon Park area of Leagrave. Kinross Crescent briefly comprises an entrance hall, lounge/diner, extended to the rear offers a kitchen/diner and a full downstairs shower room. The upper floor contains three spacious bedrooms and family bathroom suite. Externally the property offers off street parking to the front, with a rear garden comprising of a mix of patio and laid to lawn areas. The property also boasts side space with a garage or additional extension potential STPP.

Kinross Crescent is situated in the Sundon Park area of Luton, this location is sought after due to its excellent access to Leagrave train station with its fast and frequent services into central London and beyond. Sundon Park is also close to schooling and all local amenities such as, shops, restaurants, takeaways, hair salons, doctor's surgeries and open parkland all within easy reach.

Entrance Porch

Double glazed door to front aspect.

Entrance Hall

Door to front aspect. Radiator.

Cloakroom

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

Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle. Radiator.

Lounge/Diner

23' 9" x 11' 9" (7.24m x 3.58m)
Double glazed window to front aspect. Door to rear aspect. Television point. Radiator.

Kitchen

17' 4" x 7' 7" (5.28m x 2.31m)
Double glazed door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Radiator.

Utility Room

9' 8" x 5' 1" (2.95m x 1.55m)
Wall and base units with stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

12' 6" into wardrobe x 9' 9" (3.81m into wardrobe x 2.97m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 7" x 7' 8" (2.62m x 2.34m)
Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

Block paved providing off street parking

Rear Garden

Laid to lawn with a patio area. Shed.

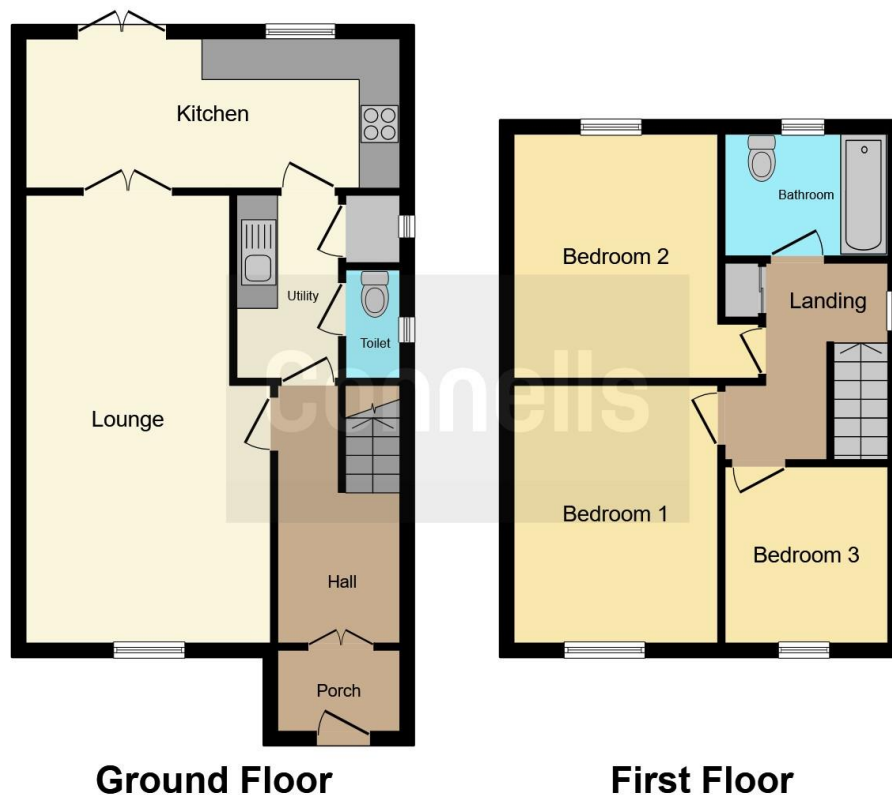
Garage

Up and over door. Power and light supply.

Front Garden

Block paved providing off street parking.





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

To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/LGR311606

Tenure: Freehold



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