





Property Description

Connells Leagrave present a three bedroom semi detached property located off the sought after Toddington Road. Gilderdale briefly comprises an entrance hall, lounge, diner, kitchen area. The upper floor contains three bedrooms and family bathroom suite.

Externally the property benefits from off street parking, the rear garden is a blend of patio and laid to lawn area.

Entrance Hall

Door to front aspect. Radiator.

Lounge

14' 9" x 14' 5" (4.50m x 4.39m)
Window to front aspect. Gas fire place.
Radiator.

Dining Room

10' 1" x 8' 6" (3.07m x 2.59m)
Double glazed patio doors to rear aspect.
Radiator.

Kitchen

10' 1" x 6' 7" (3.07m x 2.01m)
Window to rear 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. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over.

First Floor Landing

Airing cupboard housing boiler. Loft access.

Bedroom One

14' 9" max x 8' 7" plus door recess (4.50m max x 2.62m plus door recess)
Window to front aspect. Fitted wardrobes.
Built in cupboard. Radiator.

Bedroom Two

9' 1" x 7' 4" (2.77m x 2.24m)
Window to rear aspect. Radiator.

Bedroom Three

7' 7" x 7' 2" (2.31m x 2.18m)
Window to rear aspect. Radiator.

Bathroom

Window to side aspect. Suite comprising bath with mixer taps and electric shower, wash hand basin and low level wc. Part tiled.
Radiator.

Rear Garden

Laid to lawn with a patio area. Shed.

Parking

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

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

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312005

Tenure: Freehold



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