



Connells

Kirkwood Road
Luton



Property Description

Connells Leagrave bring to the market a CHAIN FREE three bedroom semi detached property located in the sought after Lewsey Farm. Kirkwood Road briefly comprises an entrance porch, entrance hall, spacious lounge and open plan kitchen/diner. The upper floor contains three bedrooms and three piece family bathroom suite. Externally the property benefits from off street parking to the front. The rear garden is a blend of patio and laid to lawn areas with two brick built outbuildings. The property also benefits from a new roof, and the property has also had planning permission granted for a rear extension.

This property is ideal for a first time buyer or someone looking to upsize, located in an area renowned for its great schools and scenic walks around the picturesque Blows Downs, just a short distance away. The convenience of a nearby shopping parade, easy access to the M1, and proximity to Luton Railway Station add to its appeal. Nestled on the borders of Luton and East Dunstable, this family home is perfect for first-time buyers or those looking to upsize.



With excellent links to the M1 and the L&D Hospital, viewing this delightful property comes highly recommended. Don't miss the chance to make this wonderful home your own!

Entrance Porch

Double glazed door to front aspect. Radiator.

Entrance Hall

Double glazed door to front aspect. Window to front aspect.

Lounge

16' 8" x 11' 6" (5.08m x 3.51m)
Double glazed patio doors to rear aspect. Gas fire place. Radiator.

Kitchen/Diner

20' 9" x 8' 9" (6.32m x 2.67m)
Double glazed window to front and side aspects. Double glazed patio doors 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. Plumbing for a washing machine. Freestanding electric cooker. Boiler. Radiator.

First Floor Landing

Double glazed window to front aspect. Airing cupboard. Loft access.

Bedroom One

11' 7" x 10' 4" plus door recess (3.53m x 3.15m plus door recess)
Double glazed window to rear aspect. Radiator.

Bedroom Two

10' 2" x 8' 7" (3.10m x 2.62m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)
Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

Stoned area. Off street parking.

Rear Garden

Laid to lawn with a patio area. Two brick built outbuildings.





Ground Floor



First Floor

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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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR309418



Tenure: Freehold



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