

for sale

offers in excess of **£400,000** Freehold



Grosvenor Road Luton LU3 2EG

This three bedroom extended semi detached family home is located in the popular Icknield area of LU3. With added loft room and cloakroom, driveway, conservatory, and spacious garden this isn't one to miss.



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Property Details

Entrance Porch

Double glazed frosted door to front aspect. Double glazed window to side aspect.

Entrance Hall

Double glazed frosted door and window to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Lounge/Diner 25' 8" x 10' 7" (7.82m x 3.23m)

Double glazed bay window to front aspect. Double glazed patio doors and window to rear aspect. Log burner. Two radiators.

Kitchen 12' x 6' 8" (3.66m x 2.03m)

Double glazed frosted window and door to rear aspect. Double glazed 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. Space for a gas cooker. Plumbing for a washing machine. Combi boiler.

Conservatory 10' 8" x 9' 3" (3.25m x 2.82m)

Double glazed frosted door and window to side aspect. Double glazed window to rear aspect. Radiator.

First Floor Landing

Double glazed frosted window to side aspect. Stairs to second floor.

Bedroom One 12' 7" x 11' 4" (3.84m x 3.45m)

Double glazed bay window to front aspect. Radiator.

Bedroom Two 11' 8" x 7' 4" (3.56m x 2.24m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three 8' 7" x 8' 3" (2.62m x 2.51m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed frosted window to front aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Heated towel rail. Fully tiled. Radiator.

Second Floor Landing

Double glazed frosted window to side aspect.

Loft Room 14' 7" x 14' 3" (4.45m x 4.34m)

Two double glazed velux windows to rear aspect. Eaves storage. Radiator.

Cloakroom

Suite comprising wash hand basin and low level wc. Fully tiled.

Rear Garden

Laid to lawn with a patio area. Gravel. Gate to front aspect. Two brick built storage cupboards. Shed.





To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

Property Ref: LUN103780 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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