



Connells

Poynters Road
Luton



Property Description

Connells Leagrave bring to the market an IMMACULATE three-bedroom property located on the sought after Poynters Road. The property briefly comprises an entrance hall, lounge, open plan kitchen/diner. The upper floor contains three bedrooms and a modern bathroom suite. Externally the property benefits from off street parking to the front of the property, the rear garden is a blend of patio and laid to lawn areas, complete with a brick-built outbuilding for storage.

Poynters Road is situated within a well-established residential area of Luton, offering a convenient and practical setting for families, professionals, and commuters alike. The location benefits from easy access to a range of local amenities, including nearby shops, supermarkets, schools, and healthcare facilities, all within a short distance.

Entrance Hall

Extra-wide double-glazed door to front. Double glazed window to front. Radiator. Under stairs storage cupboard.

Lounge

Double glazed window to front. Radiator. TV point. Electric Fire.

Kitchen / Dining Area

Fitted with wall and base units. Ceramic sink bowl and drainer. Work surfaces. Boiler. Cookerhood. Gas hob, Electric oven, Integrated fridge freezer and dishwasher. Plumbing and space for appliances. Radiator. TV Point. Double glazed windows to rear. Double glazed door to rear garden.

First Floor Landing

Stairs rising from entrance hall. Loft Access.

Loft Space

Fully boarded for storage

Bedroom One

Double glazed window to front. Radiator. TV point. Fitted wardrobes. Airing cupboard for storage.

Bedroom Two

Double glazed window to rear, Radiator.

Bedroom Three

Double glazed window to front. Radiator. Built in cupboard.

Bathroom

Fitted with low level WC, Wash hand basin.
Bath with mixer taps. Shower, Fully Tiled.
Double glazed window to rear,

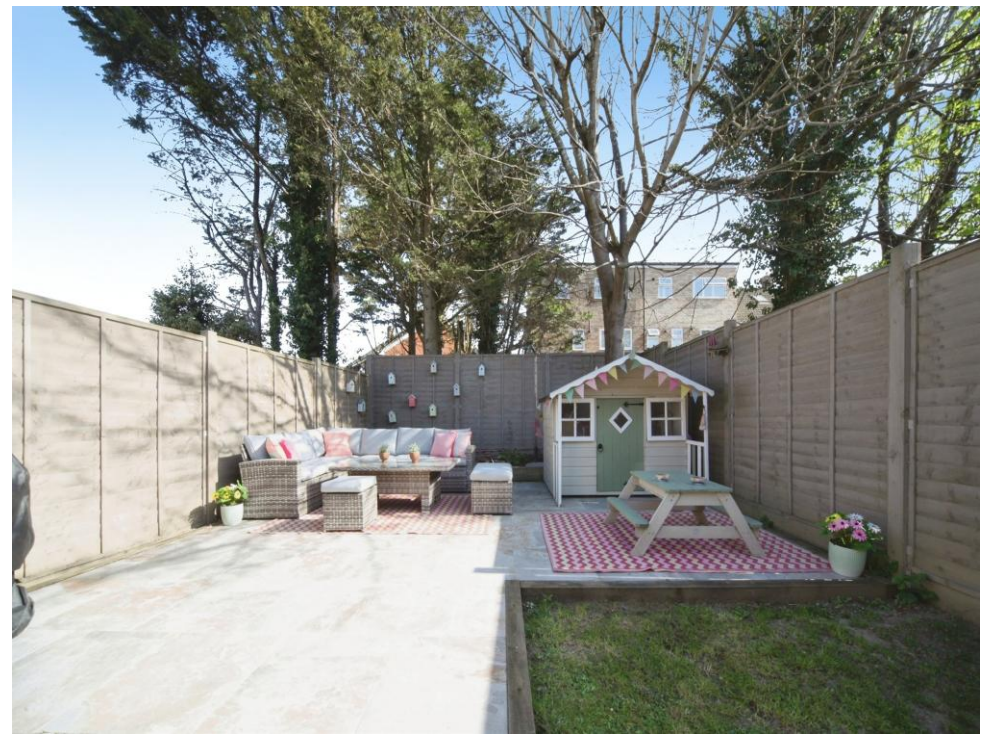
Front Garden

Off street parking

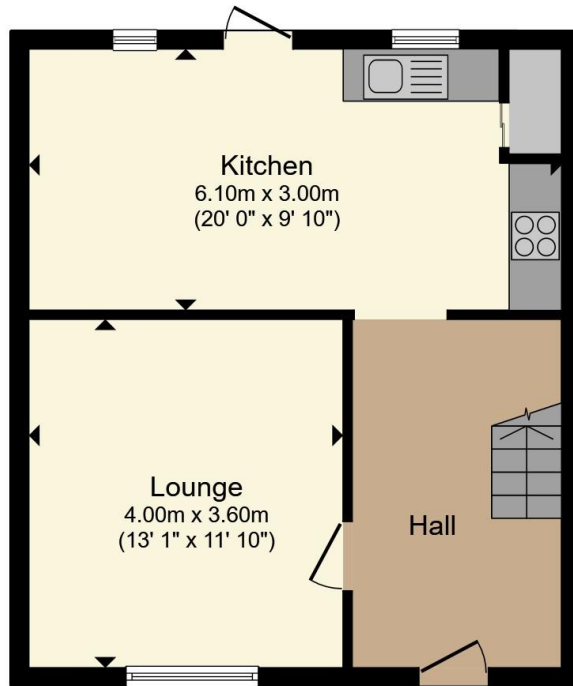
Rear Garden

Paved patio area. Laid to lawn, Two brick
outbuildings. Side access to front.

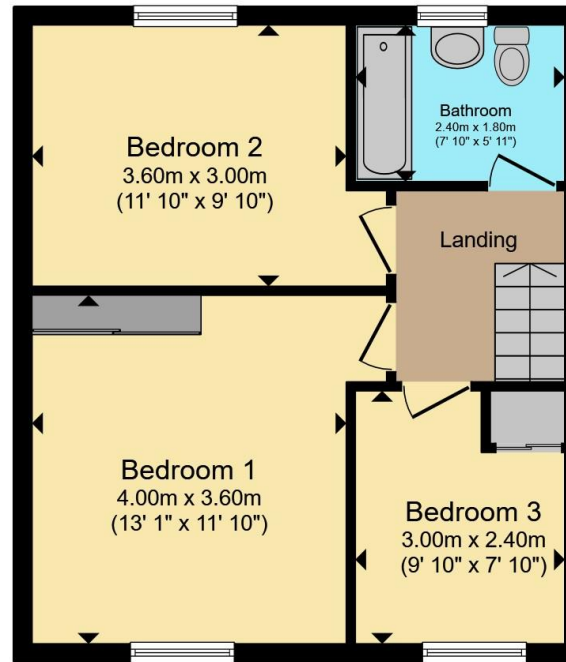








Ground Floor



First Floor

Total floor area 86.6 m² (932 sq.ft.) approx

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.propertybox.io



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: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312314



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