

88 Grampian Way, Luton, LU3 3HE
£365,000

ROBINSONS



SPACIOUS THREE BEDROOM HOME IN A QUIET BRAMINGHAM LOCATION, IDEALLY POSITIONED FOR EXCELLENT LOCAL SCHOOLS AND DIRECT BUS LINKS INTO LUTON TOWN CENTRE. WITHIN CATCHMENT FOR BRAMINGHAM PRIMARY SCHOOL AND LEALANDS ACADEMY HIGH SCHOOL.

This well presented three bedroom property offers generous living space across approximately 883 sq.ft., making it an ideal choice for families and professionals seeking comfort and convenience. The ground floor features a beautifully sized 23 ft lounge dining room, providing an impressive open plan area for both relaxing and entertaining. The refitted kitchen sits to the front of the home, offering modern finishes and practical workspace, while the hallway includes useful storage via an integrated cupboard.

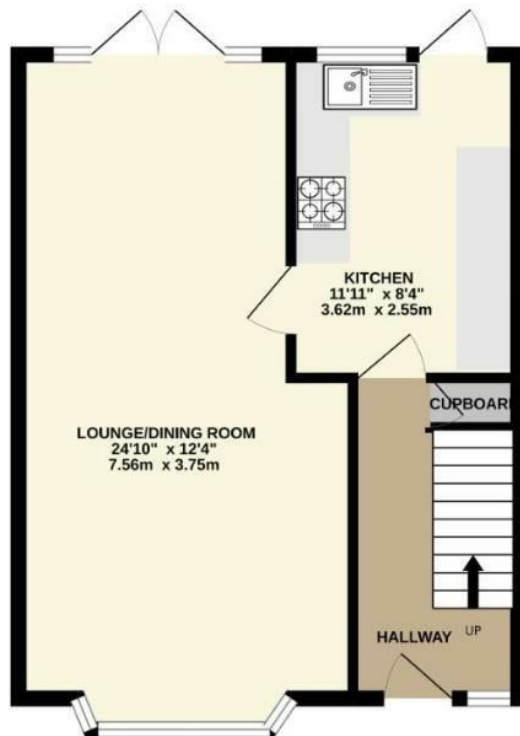
Upstairs, the property benefits from three well proportioned bedrooms arranged around a central landing, along with a refitted family bathroom and a separate WC.

Outside, the home enjoys a private rear garden, perfect for outdoor dining or family use, along with a garage to the side and driveway parking for two cars. Further benefits include double glazing and gas central heating, ensuring the property is well insulated throughout the winter months.

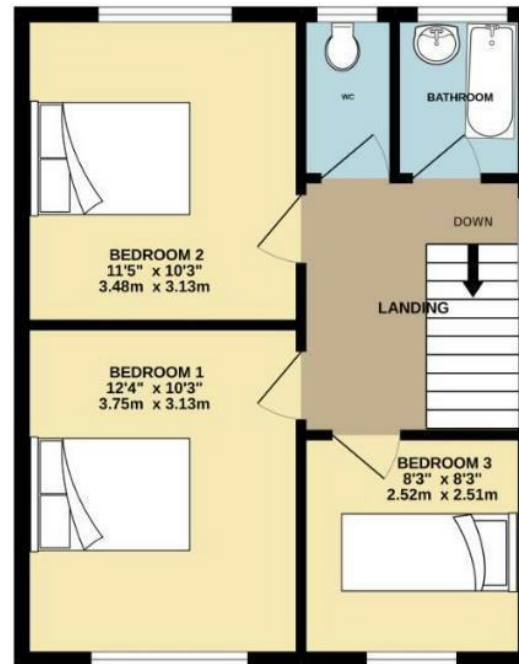


20 West Street
Dunstable
Bedfordshire
LU6 1SX
01582 661112
sales@robinsons-estates.co.uk
<https://www.robinsons-estates.co.uk>

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	