



Connells

Rosslyn Crescent
Luton



Property Description

This large four bedroom detached family home is located in the popular Icknield area of LU3. Benefits include; multiple reception rooms, four double bedrooms, cloakroom, garage and off road parking for multiple vehicles. This isn't one to miss, call now to view!

Briefly comprises hallway, cloakroom, dining room/fifth bedroom, kitchen/breakfast room and lounge downstairs.

Upstairs are four double bedrooms and family bathroom located off the landing.

The rear is laid mostly to lawn, the front is shingled with drive for multiple vehicles.

There is also a garage to the side of the property.

The corner plot offers versatile living with potential to extend (stpp).

A stone's throw from the property is an array of shops including Riddy Lane Stores, Tayyab Foods and a Domino's Pizza.

There are a number of other shops and local amenities within close proximity and Sainsbury's supermarket is just over 1 mile from the residence.

Legrave railway station is also just over a mile which and will have you in St Pancras in less than 40 minutes.

Popular schools are also located within a short walk, these include Icknield High school and William Austin Infant & Junior schools.



Entrance Porch

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

Cloakroom

Two double glazed frosted windows to front aspect. Suite comprising low level wc and wash hand basin. Storage cupboard. Wooden flooring.

Reception/Bedroom Five

Double glazed window to side aspect. Radiator.

Kitchen

Double glazed patio doors and 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. Five ring gas hob with double electric oven. Integrated fridge/freezer. Plumbing for a washing machine, dishwasher and tumble dryer. Part tiling. Tiled floor. Combi boiler.

Lounge

Double glazed windows to front and rear aspects. Radiator.

First Floor Landing

Double glazed window to front aspect. Loft access, insulated and boarded. Pull down ladder. Radiator.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bedroom Four

Double glazed window to rear aspect. Radiator.

Bathroom

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

Front Garden

Shingle drive for multiple vehicles. Path leading to front door.

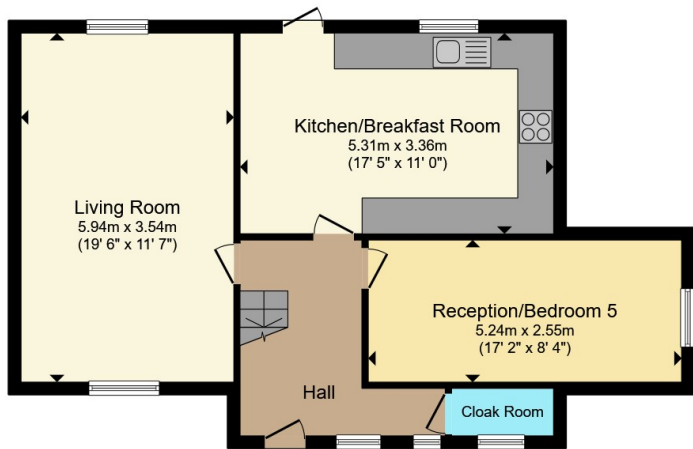
Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Shed. Access to front aspect.

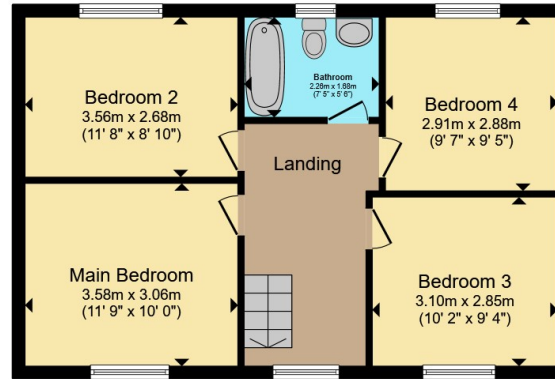
Garage

Up and over door. Power and light supply.





Ground Floor



First Floor

Total floor area 113.8 m² (1,225 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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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/LUN102714

Tenure: Freehold



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