

for sale

offers in excess of **£300,000**



## East Hill Luton LU3 2EX

This three bedroom freehold house is situated perfectly for peaceful living, while still being in close proximity of everyday amenities. Also situated in the popular Icknield catchment school area! Benefits include; Front and rear gardens, three good size bedrooms and separate cloakroom.

# East Hill Luton LU3 2EX

## Entrance Hall

Double glazed door to front. Double glazed window to front and side. Understairs storage cupboard.

## Lounge

Double glazed window to front. Double glazed patio door to rear. Radiator. Fireplace.

## Kitchen

Double glazed window to rear. Double glazed door to rear. Stainless steel sink unit. Integrated fridge/freezer, dishwasher, washing machine. Gas hob. Electric Oven. Extractor fan. Work surfaces. Cupboards up and under.

## First Floor Landing

Loft hatch with pull down ladder.

## Bedroom 1

Double glazed window to rear. Radiator. Boiler.

## Bedroom 2

Double glazed window to the rear. Radiator.

## Bedroom 3

Double glazed window to front. Radiator.

## Bathroom

Double glazed window to front. Hand wash basin. Bath with shower over. Radiator.

## Wc

Double glazed window to front. Low Level WC

## Front

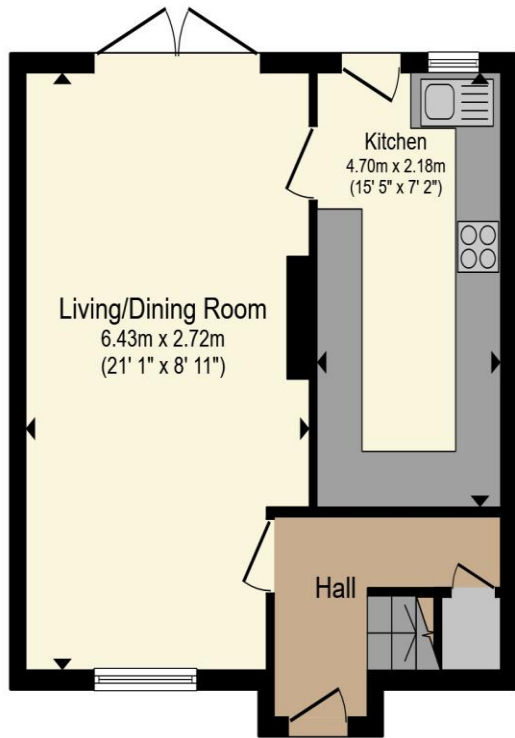
Path to front door. Lawn. Gate to rear.

## Rear

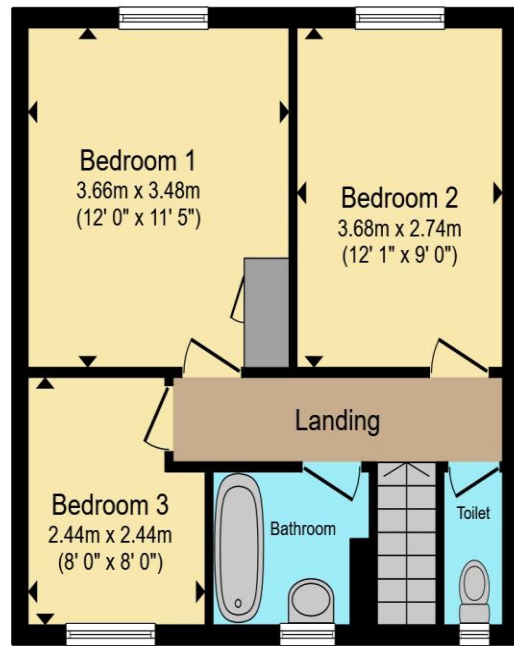
Patio laid to lawn. Brick Shed. Gate to front.







**Ground Floor**



**First Floor**

Total floor area 81.9 m<sup>2</sup> (881 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](http://www.propertybox.io)



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1A Riddy Lane  
 LUTON LU3 2AD

Property Ref: LUN103978 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

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