





Property Description

Situated on the popular Vincent Road, this CHAIN FREE well-presented three-bedroom detached family home offers spacious and versatile accommodation throughout. The property features off road parking for two vehicles, a bright and welcoming living room, a fitted kitchen, a separate dining area, a downstairs toilet and three well-proportioned bedrooms served by a family bathroom.

Vincent Road is situated within the popular Leagrave area of North Luton, a well-established residential location favoured by families and commuters alike. The property enjoys excellent access to a range of local amenities, including supermarkets, shops, healthcare facilities, and leisure amenities, all within easy reach. The area is also served by a selection of well-regarded primary and secondary schools, making it an attractive choice for growing families.

For commuters, Leagrave Railway Station is conveniently located nearby, providing direct services into London, while Junction 11 of the M1 motorway is easily accessible, offering excellent road links to London, Milton Keynes, and the wider region. London Luton Airport is also within a short drive, further enhancing connectivity.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Hall

Step free access to front aspect. Door to side aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Radiator.

Lounge

Double glazed window to front and rear aspects. Gas fireplace. Radiator.

Dining Room

Double glazed windows to rear and side aspects. Door to side aspect. Radiator.

Kitchen

Window to rear aspect. Double glazed door and window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a washer/dryer. Freestanding gas cooker. Boiler.

First Floor Landing

Airing cupboard.

Bedroom One

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Two

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

Bedroom Three

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

Shower Room

Double glazed windows to rear and side aspects. Suite comprising walk in electric shower, wash hand basin and low level wc. Fully tiled. Radiator. Loft access with loft ladder.

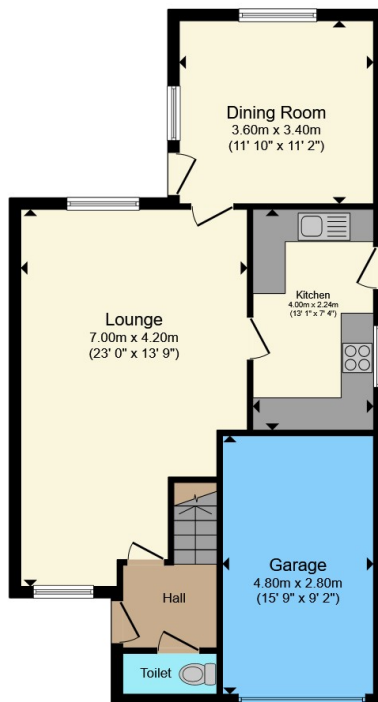
Front Garden

Off street parking for multiple vehicles.

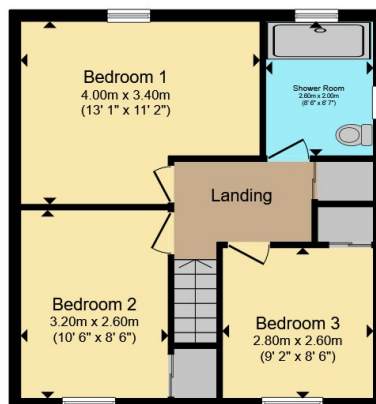
Rear Garden

Laid to lawn with shrubbery and a patio. Shed.





Ground Floor



First Floor

Total floor area 113.4 m² (1,221 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

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EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold



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