





Property Description

A well presented three bedroom semi detached family home situated on Grampian Way, Luton, offering spacious and comfortable accommodation throughout. The property features a generous living area, fitted kitchen, three well proportioned bedrooms and a family bathroom. Externally, the home benefits from a private rear garden and off road parking, making it an excellent choice for families, first time buyers or those looking for additional space.

Located within the established Sundon Park area, Grampian Way is well positioned for families, with a selection of local amenities and schools close by. Parklea Primary School and Lealands High School are both within the surrounding area, while Leagrave railway station is around 1.1 miles away.

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 Porch

Double glazed window and door to front aspect.

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

Double glazed window to front aspect. Gas fire place. Radiator.

Dining Room

Door and window to rear aspect. Radiator.

Kitchen

Double glazed window and door 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. Plumbing for a washing machine. Space for a fridge/freezer. Space for a freestanding electric cooker. Cooker hood over.

Conservatory

Double glazed door and window to side aspect. Wooden flooring.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

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

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps, shower attachment and wash hand basin. Radiator.

Separate Wc

Double glazed window to rear aspect. Low level wc. Part tiled.

Front Garden

Block paved.

Rear Garden

Laid to lawn with a patio area. Greenhouse. Shed.

Garage

Shared driveway. Up and over garage door.





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312461



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