



Grampian Way

Luton,
Bedfordshire, LU3 3HT
Offers Over £300,000

COUNTRY PROPERTIES
PART OF HUNTERS

This semi detached home has undergone improvement in recent months and is offered for sale with the benefit of no upper chain. With fresh decor and floor coverings, the accommodation includes a living room with open fireplace, refitted kitchen with built-in oven, hob and hood, ground floor bathroom and two double bedrooms. The enclosed rear garden is mainly laid to lawn with patio seating areas and extends to approx. 75ft in length. Off road parking is provided via the slate chipped frontage with hard standing to side leading to the detached garage. Sundon Park has the benefit of a range of amenities locally including schools, supermarkets and restaurants (all within a 0.5 mile walk), whilst Leagrave's mainline rail station (providing a direct service to St Pancras International) is within just 1.4 miles.

EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed entrance door with canopy over. Opaque double glazed window to side aspect. Stairs to first floor landing. Radiator. Recessed spotlighting to ceiling. Open access to kitchen. Doors to bathroom and to:

LIVING ROOM

Double glazed window to front aspect. Open fireplace with tiled hearth. Radiator. Recessed spotlighting to ceiling.

KITCHEN

Two double glazed windows and double glazed door to rear garden. Refitted with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Wall tiling. Built-in oven, hob and extractor. Space for fridge/freezer. Built-in under stairs storage cupboard. Recessed spotlighting to ceiling. Wood effect flooring.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Extractor. Recessed spotlighting to ceiling. Radiator.

FIRST FLOOR

LANDING

Doors to both bedrooms.

BEDROOM 1

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling. Built-in cupboard.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Recessed spotlighting to ceiling. Built-in cupboard housing gas fired boiler. Hatch to loft.

OUTSIDE

REAR GARDEN

75' x 23' (22.86m x 7.01m) max. inc. garage. Immediately to the rear of the property is a paved patio area leading to lawn. Slate chipped borders. Two further paved patio areas. Outside lighting and cold water tap. Enclosed by fencing with gated side access.

GARAGE

Metal up and over door. Windows to side and rear aspects. Courtesy door to rear garden.

OFF ROAD PARKING

Slate chipped frontage providing off road parking. Hard standing in front of garage. Shrub border.

Current Council Tax Band: C.

Please be advised that the seller of this property is a 'connected party' to an employee of Country Properties.



WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

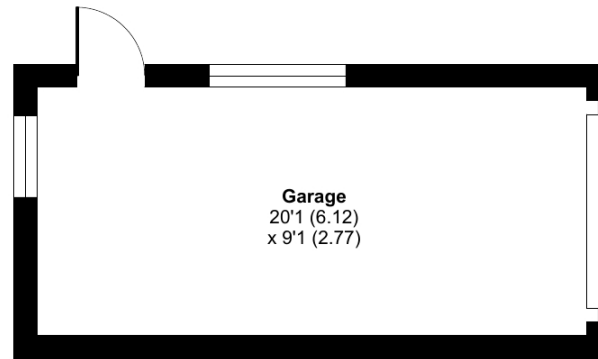


Approximate Area = 622 sq ft / 57.7 sq m

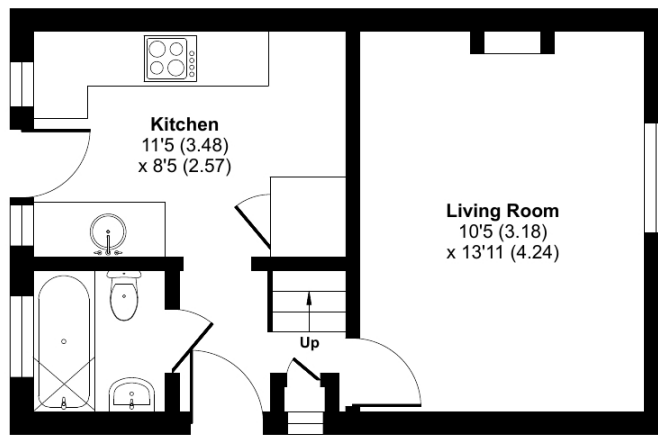
Garage = 182 sq ft / 16.9 sq m

Total = 804 sq ft / 74.6 sq m

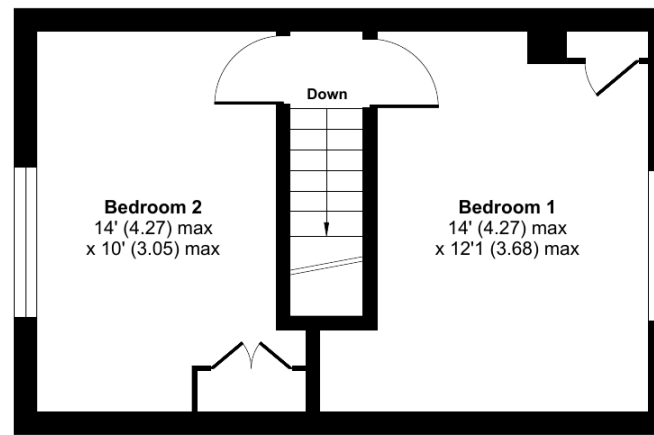
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1041692



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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