

11 Stanmore Crescent, Luton, Bedfordshire, LU3 2RJ

£1,500 per month Unfurnished (Subject to contract)

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** URBAN AND RURAL LETTINGS * IDEAL FOR COMMUTERS * SOUGHT AFTER LOCATION **

Located within the popular Icknield catchment is this spacious three-bedroom semi-detached property. Features include; Entrance porch, entrance hall, three-piece shower room, 20ft lounge with access to rear, kitchen/diner with space for appliances and cupboard housing a wall mounted combination boiler. First floor consists of landing with loft access and storage, three-piece family bathroom suite, three double bedrooms all with fitted or built in wardrobes. Outside has driveway for one vehicle, laid to lawn front garden, up and over storage (original garage). fully enclosed and well-maintained rear garden. EPC RATING C.

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The Local Area

Situated in a quiet cul-de-sac location, walking distance to Marsh Road shopping parade, Leagrave Mainline Train Station and Junction 11 of the M1 Motorway are also in close proximity.

Local Authority - Luton Borough Council
Council Tax Band - C

At a Glance:
- Ground Floor Shower Room
- Lounge/Diner
- Kitchen
- Three Spacious Bedrooms
- Family Bathroom
- Enclosed Storage to Front
- Enclosed Rear Garden

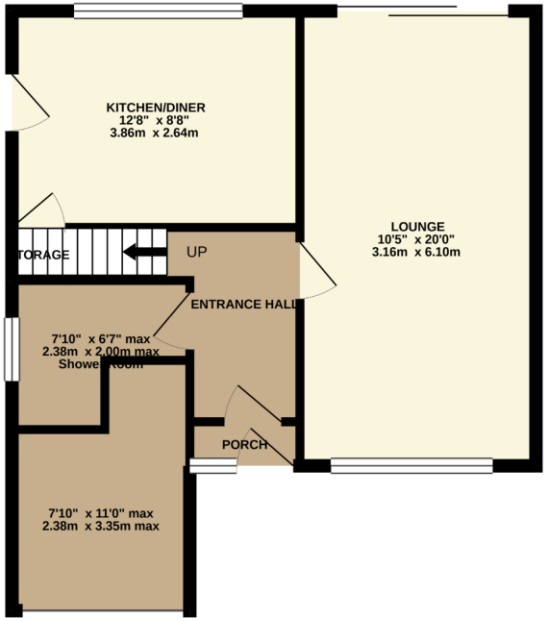




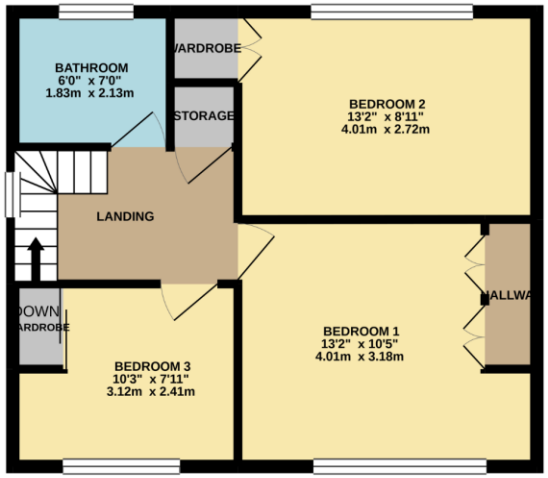


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GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.

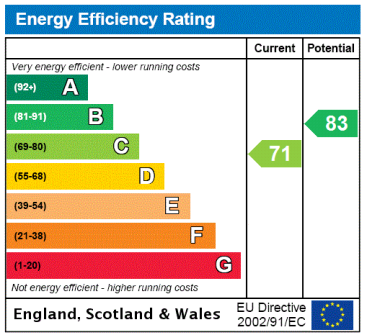


1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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