

Connells

Red Kite Lane
Luton

Red Kite Lane
Luton LU2 7FU

for sale
£375,000







Property Description

Situated in a quiet cul-de-sac, this modern three-bedroom semi-detached home is only four years old and still benefits from the remainder of its NHBC warranty, making it an ideal choice for families and first-time buyers alike.

The accommodation comprises a welcoming entrance hall, convenient downstairs cloakroom, separate lounge, and a spacious kitchen/diner, providing the perfect space for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside the family bathroom.

Externally, the property offers off-road parking for two vehicles and a private rear garden, ideal for relaxing or spending time with family and friends.

Red Kite Lane is well placed for a range of everyday amenities, while families will appreciate the proximity to popular local schools, as well as easy access to Luton Sixth Form College and Barnfield College.
The location also provides convenient links to nearby shops and transport routes.

A fantastic opportunity to acquire a modern home in a sought-after residential location. Early viewing is highly recommended.

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.

Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Laminate flooring. Extractor fan.

Lounge

Double glazed window to front aspect. Double glazed patio doors and two windows to side aspect. Two radiators.

Kitchen/Diner

Double glazed window to front aspect. Two double glazed windows 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. Integrated gas hob with double oven and fan over. Space for a fridge and freezer. Plumbing for a dishwasher. Two radiators. Combi boiler.

First Floor Landing

Loft access.

Entrance Hall

Double glazed frosted door to front aspect. Storage cupboard. Understairs storage cupboard.

Bedroom One

Double glazed windows to front and side aspects. Radiator.

En Suite

Suite comprising shower cubicle, wash hand basin and low level wc. Radiator. Extractor fan.

Bedroom Two

Double glazed windows to front and side aspects. Radiator.

Bedroom Three

Double glazed window to side aspect. Radiator.

Bathroom

Double glazed frosted window to front aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Part tiled. Heated towel rail.

Driveway

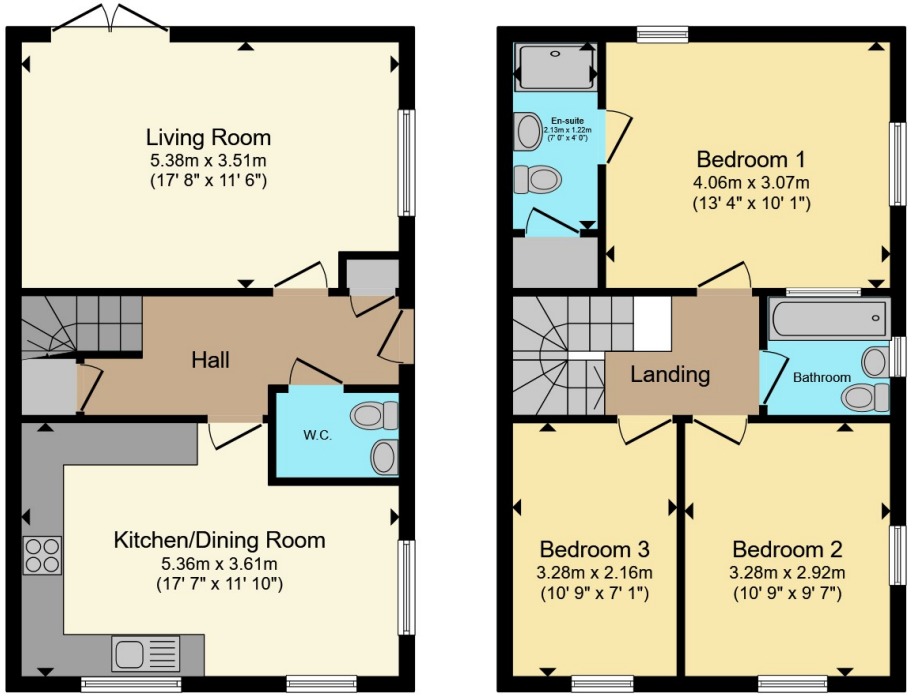
Off street parking for two vehicles.

Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Gate to front.







Ground Floor **First Floor**





Total floor area 96.6 m² (1,040 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

Connells

To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: B

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LUN104131

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.