

# Shakespeare Road | Luton



**£500,000**

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## Description

Found within walking distance to the Luton & Dunstable hospital is this spacious family home being offered to the market. This home has been lovingly cared for and vastly improved by the current owners over the past 6 years, and now is the time for new owners to enjoy. The ground floor accommodation consists of a porch that leads into an inviting entrance hall with the stairs rising to the first floor, bay-fronted lounge, separate reception room and a kitchen with ample cupboard space. On the first floor you will find the original three bedrooms, two being double bedrooms and a shower room. On the second floor is where you will find the further two double bedrooms, another room that is currently being used as a walk in wardrobe and a family bathroom. Externally this home offers a large outbuilding with a shower room, a large rear garden and off road parking for multiple cars. Shakespeare Road is situated in the Poets area of Luton L&D borders. Walking distance to Luton & Dunstable hospital, shops, bus routes and other local amenities. Leagrave station is just within a mile away with easy access into London. Local schools have an excellent reputation and M1 motorway is just round the corner.



## Accommodation

### Entrance Porch

Door to front aspect & double glazed windows to side side aspects.

### Entrance Hall

Door to front aspect, radiator, under stair cupboard and stairs leading to first floor landing.

### Lounge 12' 8" x 11' 3" (3.855m x 3.426m)

Double glazed bay window to front aspect, radiator and television aerial point.

### Dining Room 12' 8" x 9' 11" (3.868m x 3.019m)

Double glazed window to rear aspect and radiator.

### Kitchen 9' 8" x 7' 4" (2.940m x 2.225m)

Fitted kitchen with a range of wall and base units with work surfaces, stainless steel sink unit, splash back tiling, cooker point, space for washing machine and fridge/freezer, central heating boiler and double glazed window to rear aspect.

### First Floor Landing

Double glazed window to side aspect.

### Bedroom 1 12' 0" x 9' 2" (3.651m x 2.788m)

Double glazed bay window to front aspect and radiator.

### Bedroom 2 11' 6" x 12' 3" (3.506m x 3.728m)

Double glazed window to rear aspect and radiator.

### Bedroom 3 8' 11" x 5' 9" (2.712m x 1.761m)

Double glazed window to rear aspect and radiator.

### Bathroom

Double glazed window to front aspect, shower cubicle with shower, wash hand basin, WC, extractor fan radiator and fully tiled walls.

### Bedroom 4 8' 11" x 8' 0" (2.727m x 2.427m)

Double glazed window to rear aspect and radiator.

### Bedroom 5 7' 10" x 9' 0" (2.388m x 2.743m)

Double glazed window to rear aspect and radiator.

### Walk in wardrobe 7' 8" x 8' 6" (2.326m x 2.585m)

Double glazed Velux style window to front aspect.

### Bathroom 6' 2" x 5' 6" (1.884m x 1.673m)

Double glazed Velux style window to front aspect, bath with mixer taps, wash hand basin with vanity unit, WC, extractor fan and fully tiled walls.

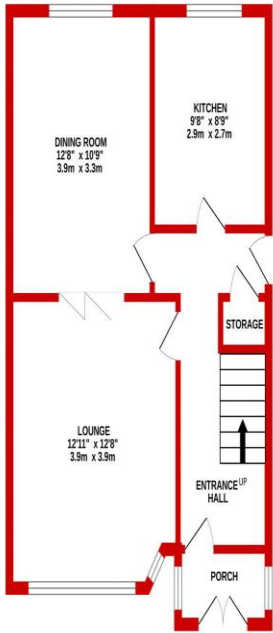
### Outbuilding 22' 7" x 16' 8" (6.883m x 5.081m)

Windows to rear and side aspects.

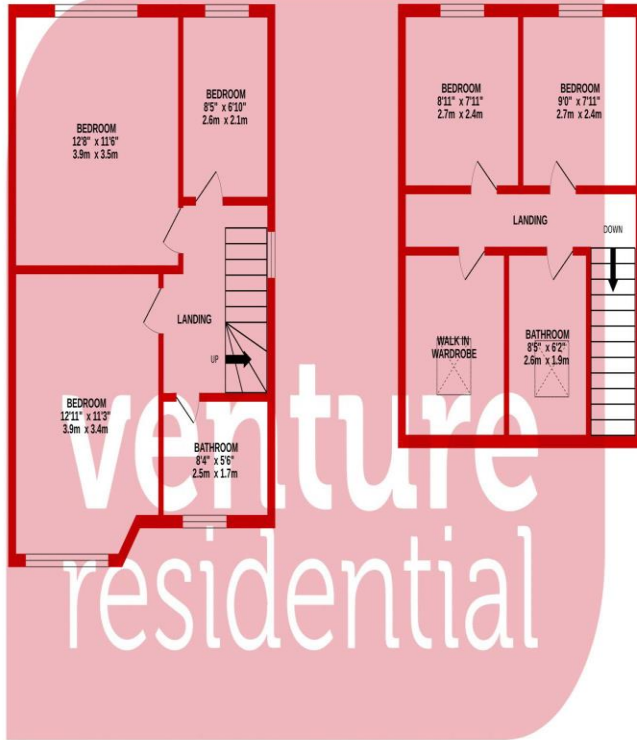




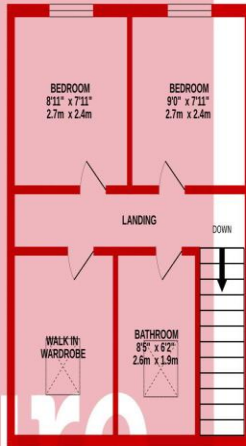
GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



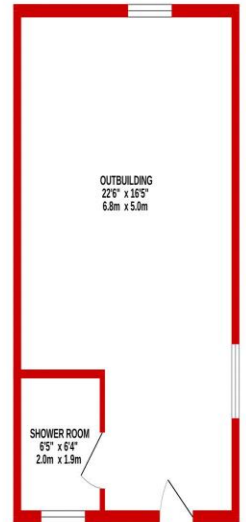
1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



OUTBUILDING  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.8 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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