

Orchard Way | Luton



£400,000

Situated on a generous land measuring 0.16 acres, this property offers great potential with its outbuildings featuring kitchen and showering facilities, allowing for additional living options.

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Description

Situated on a generous land measuring 0.16 acres, this property offers great potential with its outbuildings featuring kitchen and showering facilities, allowing for additional living options.

The main house is a 3-bedroom semi-detached property, offering comfortable living spaces. On the ground floor, you'll find an entrance hall, cloakroom, lounge serves as a comfortable area for relaxation and entertainment. Dining room which provides a separate space for meals and gatherings. The kitchen offers functionality and can be customized to suit your preferences. The first floor comprises a landing, 3 bedrooms including an en-suite to the main bedroom, a bathroom, and a separate toilet. The front garden provides parking options for 2 to 3 cars.

Externally the property boasts a generous land size, providing potential for various uses. There are outbuildings on the property that feature kitchen and showering facilities, offering flexible living options. However, it is essential to verify with the local authorities to ensure appropriate planning permissions. The front garden provides parking options for 2 to 3 cars, adding to the convenience of the property.

This home is ideally located on a quiet road within easy reach of local shops and amenities, as well as being close to good commuter routes including Leagrave train station just a short distance away. This area is popular with families and children will often attend Leagrave Primary School and Lealands High School.



Accommodation

Entrance Hall

Door to side aspect.

Cloakroom

window to front aspect and WC.

Lounge 17' 6" x 10' 5" (5.33m x 3.17m)

French doors to rear aspect and radiator.

Dining Room 14' 0" x 9' 0" (4.26m x 2.74m)

Window to front aspect and radiator.

Kitchen 7' 0" x 12' 4" (2.13m x 3.76m)

Fitted kitchen with a range of wall and base units with work surfaces, sink/drainage unit, splash back tiling, space for cooker, plumbing washing machine and fridge/freezer, central heating boiler, window to rear aspect and door leading to rear garden.

Bedroom 1 14' 2" x 9' 3" (4.31m x 2.82m)

Window to side aspect and radiator.

Bedroom 2 13' 11" x 11' 3" (4.24m x 3.43m)

Window to front aspect and radiator.

Bedroom 3 10' 7" x 10' 1" (3.22m x 3.07m)

Window to rear aspect and radiator.

Bathroom

Window to side aspect, shower cubicle with shower and wash hand basin.

WC

Window to rear aspect and WC.

Front garden

Parking for 2/3 cars.

Rear Garden

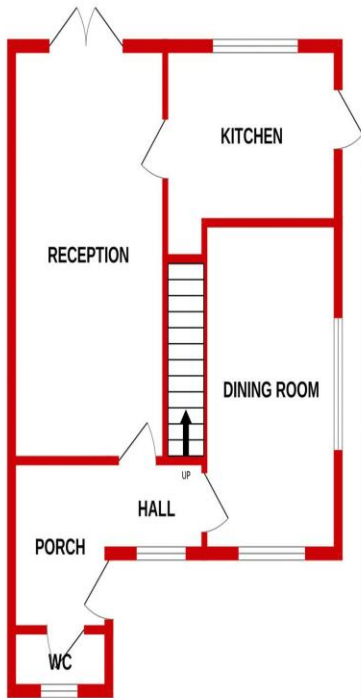
Mainly laid to lawn with mature trees and 2 out buildings.

Outbuilding 33' 8" x 21' 2" (10.25m x 6.45m)

The outbuilding comprises a lounge/bedroom area with windows to rear and side aspect and radiator, fitted kitchen with a range of wall and base units with work surfaces, sink unit, cooker point, central heating boiler and separate shower room.



GROUND FLOOR



LOUNGE/BEDROOM

KITCHEN

SHOWER ROOM

1ST FLOOR

