

Birdsfoot Lane, Luton, Bedfordshire, LU3 2HU

Price £360,000 Freehold



This charming 3-bedroom semi-detached family home, located on Birdsfoot Lane in the sought-after Icknield area, offers an ideal opportunity for first-time buyers. The property boasts a spacious lounge, providing a comfortable space for family living, and features three generous double bedrooms





# Birdsfoot Lane

Luton, LU3 2HU



- Bright and airy living space, perfect for family time and entertaining
- Generously sized bedrooms offering ample space
- Well-appointed bathroom and additional WC for convenience
- Off-road parking for two vehicles
- Expansive outdoor space, ideal for relaxation and activities
- Close to popular schools, perfect for families
- Convenient access to everyday amenities
- Chain Free - Ready for a quick and smooth move
- A perfect opportunity to get onto the property ladder in a sought-after location





This delightful 3-bedroom semi-detached family home, situated on Birdsfoot Lane in the highly desirable Icknield area of Luton, presents an excellent opportunity for first-time buyers or growing families.

The property offers a spacious and bright lounge, ideal for relaxing and entertaining. The ground floor also includes a convenient downstairs WC. Upstairs, you'll find three generously sized double bedrooms, providing plenty of space for a growing family, along with a well-appointed family bathroom.

Externally, the property features a two-car driveway, offering off-road parking for convenience, and a large, well-maintained garden that's perfect for outdoor activities, gardening, or simply enjoying the sunshine.

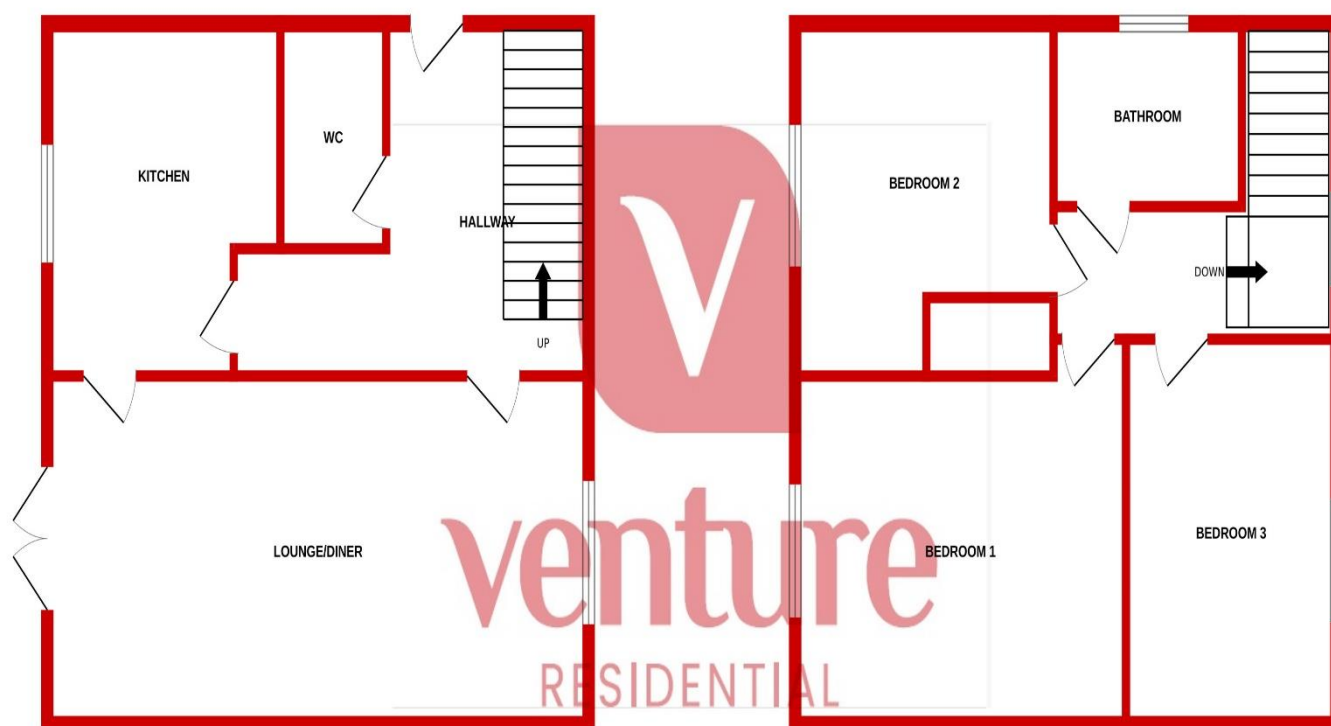
The location is highly sought after, with easy access to local shops, making every day errands a breeze, and is within a great school catchment area, adding to the appeal for families.

Offered chain-free, this property is ready for a quick and smooth move.

Its combination of a popular location, spacious living areas, and potential for personal touches makes it an ideal choice for those looking to settle in a thriving community.

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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