



**For Sale**

**Offers Over £250,000**

38 Williton Road, Luton, LU2 9EJ



**PANTERA  
PROPERTY**



# Detached house with two lodges to the rear garden. Ideal for renovation or redevelopment.

Pantera Property are delighted to offer to the market a detached two-storey dwelling providing off street parking and a rear garden.

## Main Dwelling (38 Williton Road)

A detached two-storey house (1,120 sq.ft.)

Accommodation includes:

Two reception rooms

Kitchen

WC

Shower room

Hallway

Three bedrooms

Bathroom

## Front Lodge (38A)

A detached single-storey lodge to the front of the property (355 sq.ft.)

Accommodation includes:

Bedroom/living space

Kitchen

Bathroom

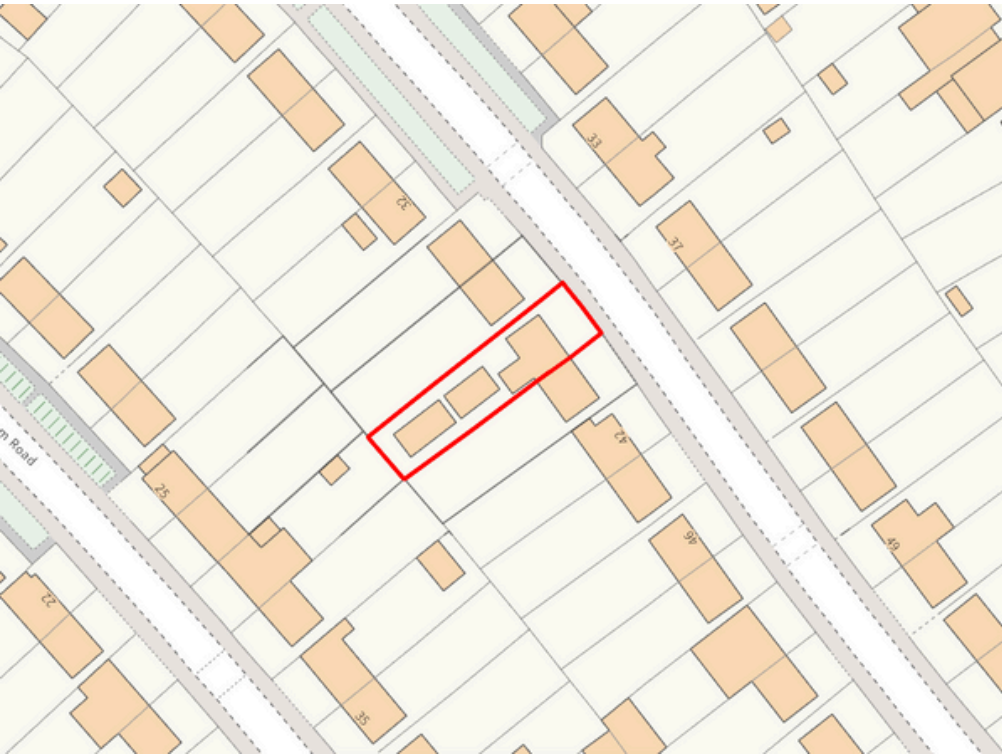


### Rear Lodge (38B)

A single-storey lodge to the rear of the property (357 sq.ft.)  
Accommodation includes:  
Bedroom/reception area  
Kitchen  
Bathroom

### LOCATION

Situated in a residential area within Luton, LU2 9EJ, 38 Williton Road enjoys proximity to local schools, amenities, and transport links. The property is conveniently located for access to Luton town centre, London Luton Airport, and junctions of the M1 motorway, making it ideal for commuters or investors.



## Additional Information

<b>Local Authority</b> Leicester County Council	<b>Council Tax</b> Band = A	<b>Tenure</b> Freehold	<b>Size</b> 1,832 sq ft
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

### Viewing

Please contact George at Pantera Property to arrange on 0330 118 6610.

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