





Property Description

This two bedroom home is located at the end of a cul-de-sac and makes the perfect home for a couple or small family. It has been lovingly looked after and renovated by its current owners allowing a smooth transition to move in and start living straight away. It is also being offered to the market CHAIN-FREE!

Briefly comprises porch, kitchen and lounge/diner downstairs. Upstairs are two double bedrooms and bathroom located off the landing.

Externally the rear is laid mostly to lawn and has a gate to the rear.

The front holds a block paved driveway for one car.

The area of Barton Hills in LU3 offers local shops, schools, and amenities all within close reach of the residence;

Barton Hills medical group, Bramingham Dental Clinic and Sainsbury's supermarket are all a short stroll from the home.

Leagrave railway station is just over a mile from the residence and Luton mainline railway station around 2.5 miles.

The local area offers popular schools including, Bramingham Primary School, The Meads Primary School and Woodlands Secondary school which rates as Ofsted 'outstanding'.

Call now to view!

Entrance Porch

Double glazed frosted door to front aspect. Tiled.

Kitchen

12' 3" x 8' 4" (3.73m x 2.54m)

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base

units with work surfaces over incorporating a sink unit. Integrated gas hob and oven with fan over. Plumbing for a washing machine. Space for a fridge/freezer. Part tiled. Radiator. Combi boiler.

Lounge/Diner

17' 1" x 12' 4" (5.21m x 3.76m)

Double glazed patio door and window to rear aspect. Stairs leading to first floor. Radiator.

First Floor Landing

Loft access with insulation and boarding.

Bedroom One

10' 6" x 8' 4" (3.20m x 2.54m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

12' 4" x 7' 9" (3.76m x 2.36m)

Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin and low level wc. Over stairs storage cupboard. Part tiled. Extractor fan.

Front Garden

Block paved driveway for one vehicle.

Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Plastic shed. Gate to rear.





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.focalagent.com

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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