

for sale

£440,000



Wiveton Close Luton LU2 7DA

A well presented four bedroom detached property situated in the popular Warden Hills area of Luton, This ideal family home benefits from a lounge, separate dining room, cloakroom, kitchen and a family bathroom, whilst externally there is a double garage, off road parking and a rear garden.



Wiveton Close Luton LU2 7DA

Entrance Hall

Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Lounge

17' 6" x 11' 3" (5.33m x 3.43m)

Double glazed bay window to front aspect. Double glazed window to side aspect. Electric fire place. Two radiators.

Cloakroom

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Radiator.

Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

Double glazed window to rear aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Integrated electric hob and oven. Part tiled. Combi boiler.

Dining Room

10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed sliding door to rear aspect. Radiator.

First Floor Landing

Double glazed frosted window to side aspect.



Bedroom One

11' 5" x 10' 7" (3.48m x 3.23m)

Double glazed window to front aspect. Radiator.

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

11' 7" x 6' 5" (3.53m x 1.96m)

Double glazed window to side aspect. Radiator.

Bedroom Four

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to side aspect. Radiator.

Shower Room

Double glazed frosted window to side aspect. Suite comprising corner shower, wash hand basin and low level wc. Heated towel rail. Fully tiled.

Double Garage

Two up and over doors. power and light supply.

Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Door to garage. Gate to front aspect.





Ground Floor

First Floor

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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1A Riddy Lane
 LUTON LU3 2AD

Property Ref: LUN103323 - 0007

Tenure: Freehold EPC Rating: C

Council Tax Band: E

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