



**23 The Magpies, Luton, LU2 7XT**  
**£535,000**





# 23 The Magpies, Luton, LU2 7XT

**\*\* Exclusive to PR Property \*\*** Offered for sale with, NO UPPER CHAIN, is this spacious four-bedroom detached family home brimming with future possibilities. Benefitting from well presented accommodation including entrance hall, wc, Living room, dining room, Modern kitchen and family room. Upstairs you have 4 generous bedrooms, En suite and impressive family bathroom. Outside you have Ample on drive parking and large rear garden.

This property truly excels in its untapped potential – the large double garage, flexible family room, and ample garden space provide abundant scope for extension (subject to the necessary planning permissions). Whether you wish to open up the ground floor, extend to the rear and side, or create a contemporary open-plan living space, this home represents an exciting opportunity to add value and tailor the property to your exact tastes.

Located within easy reach of local amenities, great schools, South Beds 18 Hole Golf Course and commuter links. This is a rare chance to secure a substantial home with room to grow in a sought-after part of Luton.

## GROUND FLOOR

### ENTRANCE HALL

### WC

**LIVING ROOM 17'0" X 12'0"**  
**(5.18M X 3.65M)**

**DINING ROOM 12'1" X 10'0"**  
**(3.68M X 3.04M)**

**KITCHEN 13'7" X 8'10" (4.14M X 2.70M)**

**FAMILY ROOM 14'1" X 8'0"**  
**(4.30M X 2.45M)**

## FIRST FLOOR

### LANDING

**BEDROOM 1 12'1" X 9'10"**  
**(3.68M X 2.99M)**

### EN-SUITE

**BEDROOM 2 11'6" X 10'0"**  
**(3.50M X 3.05M)**

**BEDROOM 3 9'0" X 9'0" (2.74M X 2.75M)**

**BEDROOM 4 6'7" X 9'0" (2.01M X 2.75M)**

### BATHROOM

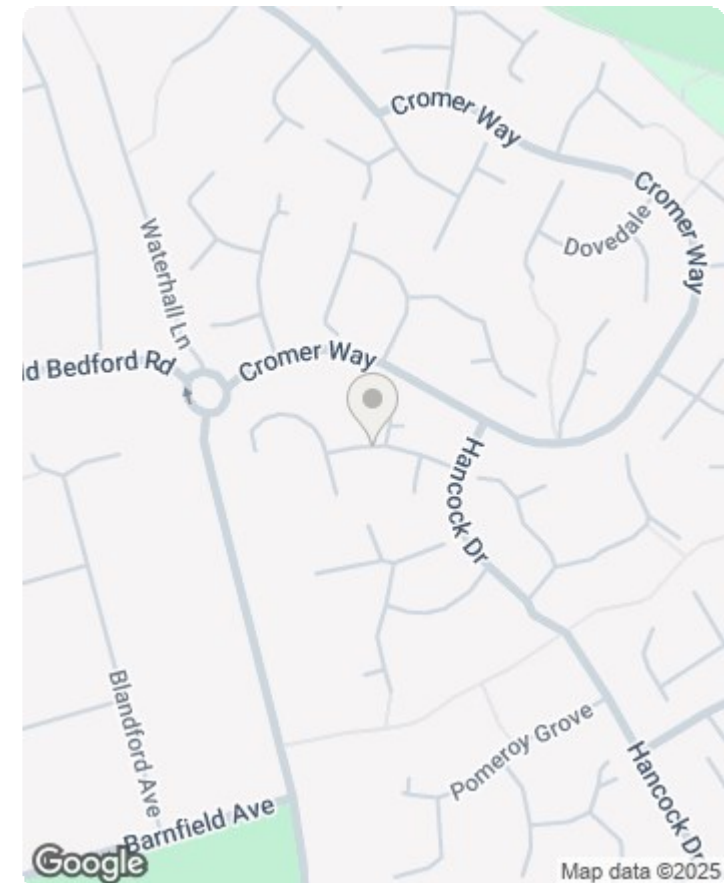
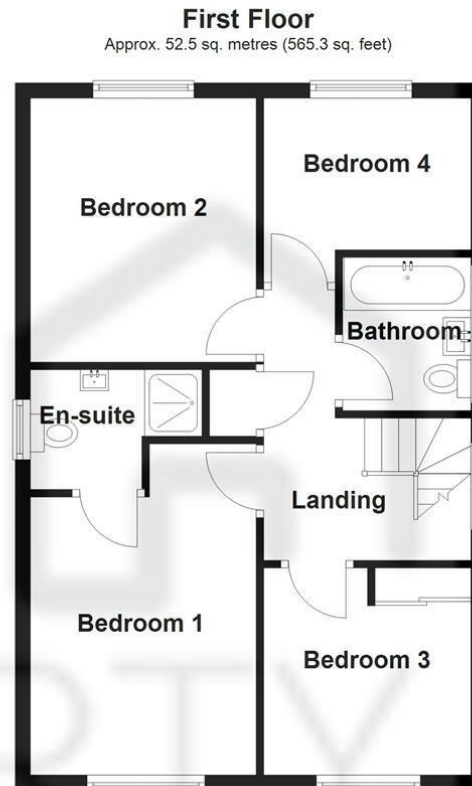
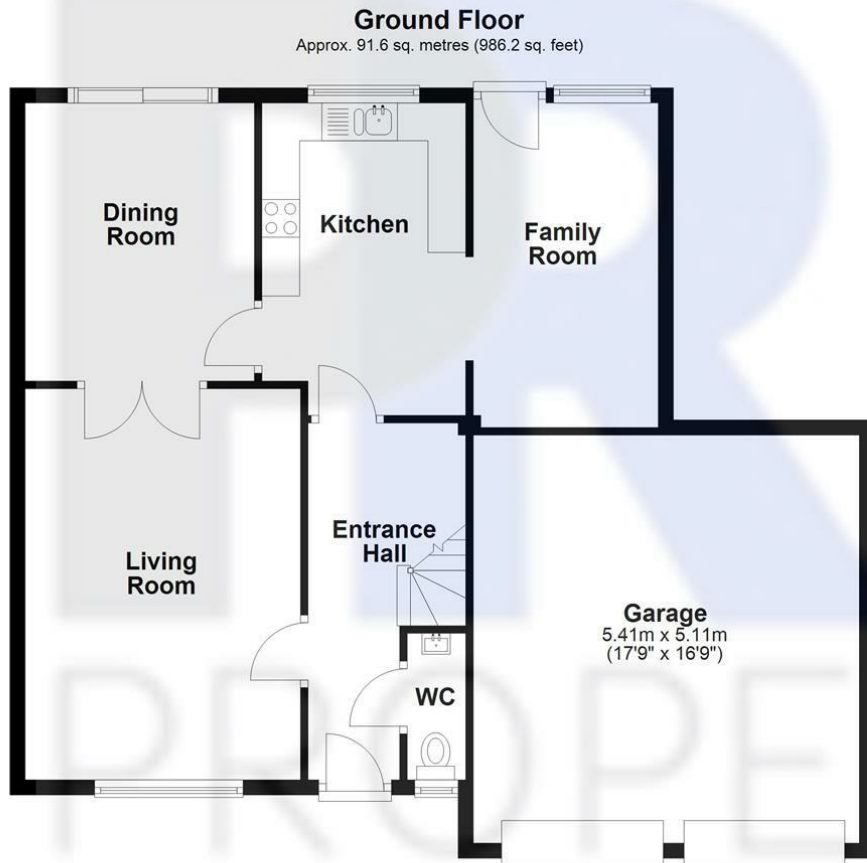
## OUTSIDE

**DOUBLE GARAGE 17'9 \* 16'9**  
**(5.41M \* 5.11M)**

**AMPLE ON DRIVE PARKING IN FRONT OF GARAGE**

**LARGE SOUTH/WEST FACING REAR GARDEN**





Total area: approx. 144.1 sq. metres (1551.5 sq. feet)  
**23 The Magpies**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



