



NOVA
ESTATE AGENTS



1 Warton Green, Luton, LU2 9TX

Nestled in the sought after Wigmore neighborhood, this three bedroom detached residence is ideally suited for the growing family.

The property features a spacious porch leading to an entrance hall with stairs ascending to the first floor and access to the downstairs areas. The modern kitchen, situated at the front, showcases fitted eye and base level units, complemented by integrated Neff gas oven/hob and microwave. The fridge/freezer, dishwasher, and washing machine are also integrated. The expansive rear lounge spans the width of the house, to include fitted carpets, double glazed windows, a fireplace, and double doors leading to an exceptionally spacious conservatory, currently used as a dining room. Additionally, a convenient cloakroom W.C is located on the ground floor.

On the first floor, three bedrooms all equipped with fitted carpets and double glazed windows.

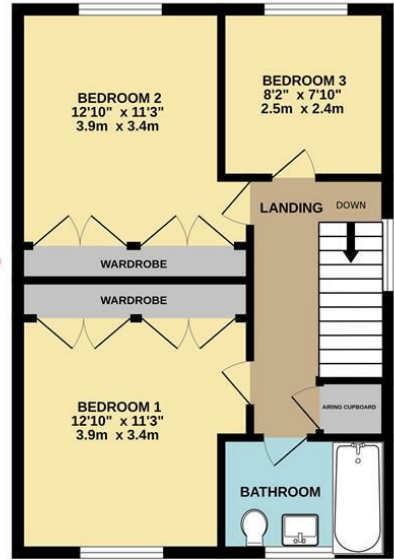
- Nova Estate Agents
- Popular Wigmore Area
- Detached
- Modern Kitchen and Bathroom
- Conservatory
- Garage

£400,000

GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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