



NOVA
ESTATE AGENTS



7 Falstone Green, Luton, LU2 9TT

This beautiful two bedroom semi-detached home in the highly sought after Wigmore area is in excellent condition. Several upgrades have been made over the past few years, including a new kitchen, bathroom, and a combi boiler. The property features an inviting entrance porch, a stylish kitchen with a breakfast area, a cosy lounge, a spacious double bedroom, a comfortable single bedroom and a modern bathroom.

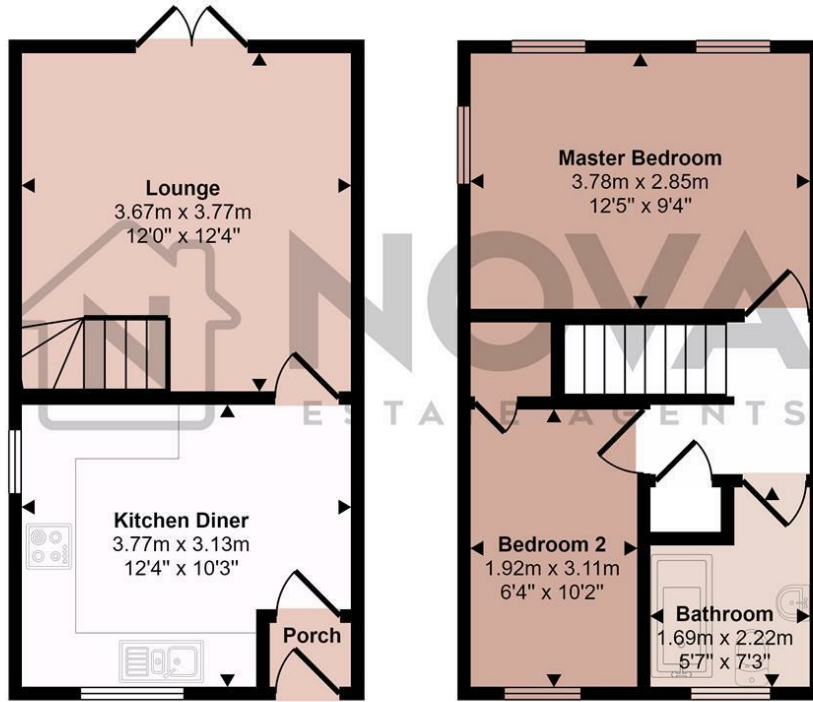
Other property features include double glazing throughout, a gas combi boiler, and parking space for two vehicles. The home also has a lovely south facing rear garden with a patio and decking area perfect for relaxing or hosting summer barbeques.

The location offers easy access to M1 Junction 10, the airport, train stations, as well as proximity to excellent schools, shops, and amenities. Early viewing is highly recommended to fully appreciate all this property has to offer.

- Nova Estate Agents
- Popular Wigmore Location
- Contemporary Decor Throughout
- Modern Kitchen
- Spacious Garden
- Allocated Parking for 2 Cars
- Perfect First Home

£290,000

Approx Gross Internal Area
53 sq m / 566 sq ft



Ground Floor
Approx 26 sq m / 279 sq ft

First Floor
Approx 27 sq m / 287 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		