



## 8 Linley Dell, Luton, LU2 8TJ

Stylish & Unique Detached Home – Recently Renovated & Move-In Ready

This beautifully updated detached home offers a perfect blend of modern living and family comfort. Thoughtfully renovated throughout, it's ready for you to move straight in.

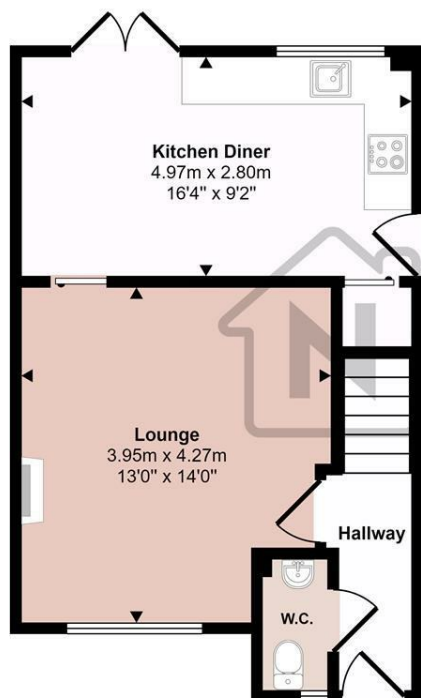
Downstairs, you'll find a spacious and inviting lounge filled with natural light, ideal for relaxing or entertaining. To the rear, a stylish kitchen/diner features a contemporary Wren kitchen, complete with premium Bosch appliances, elegant quartz worktops and a cleverly designed pantry under the stairs. Sleek built-in pocket doors add a unique and functional design touch to the home.

The separate garage currently houses a large model train set, offering a versatile space for hobbies or additional storage. Step outside into the private garden an oasis of calm, filled with mature planting, perfect for enjoying some peace and quiet.

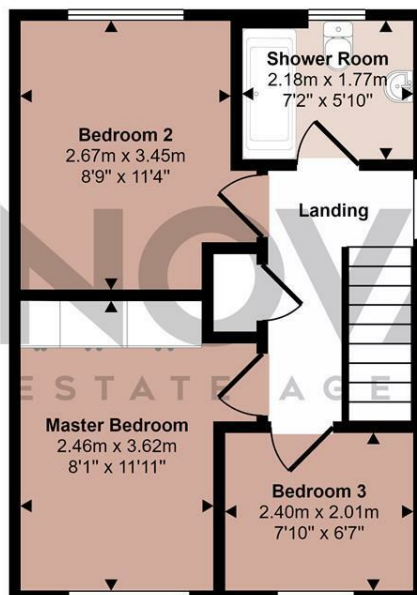
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Stylish & Unique Detached Home
- Recently Refurbished
- Darley-Heights Wigmore Location
- Driveway & Garage
- New Kitchen & Bathroom

£400,000

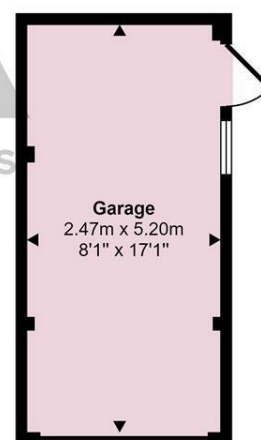
Approx Gross Internal Area  
86 sq m / 930 sq ft



**Ground Floor**  
Approx 37 sq m / 401 sq ft



**First Floor**  
Approx 36 sq m / 391 sq ft



**Garage**  
Approx 13 sq m / 138 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	