



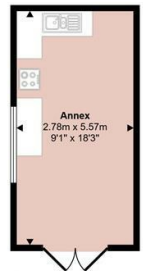
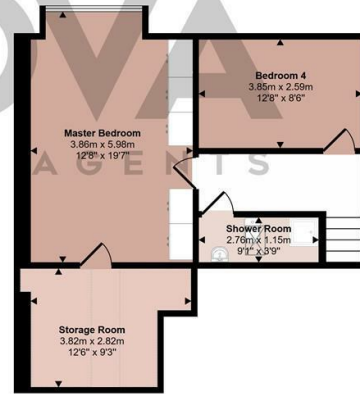
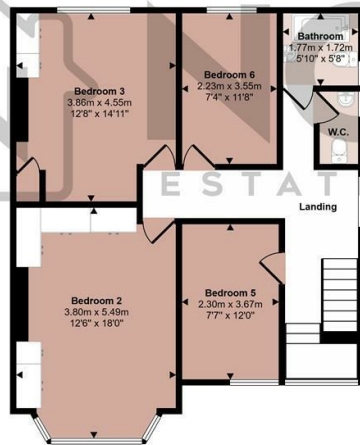
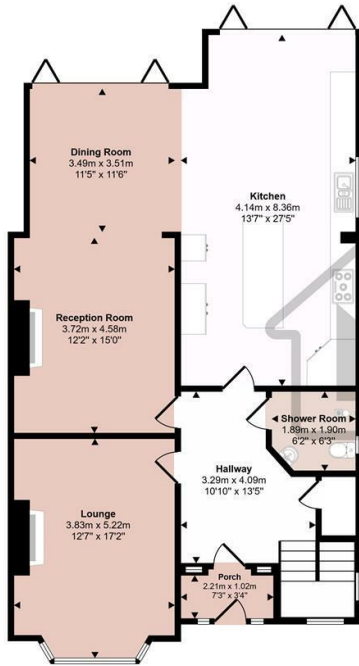
## 270 Stockingstone Road, Luton, Beds, LU2 7DE

Nova Estate Agents are proud to present this exceptional six bedroom, three bathroom semi-detached home located on the ever popular Stockingstone Road in Luton. This beautifully presented property has been significantly extended to the rear and benefits from a full loft conversion, offering generous and versatile living space across three floors. Internally, the home features two spacious reception rooms, a modern fully fitted kitchen, and a stunning open-plan kitchen/dining area that's perfect for entertaining or family living. All six bedrooms are well proportioned, and the three bathrooms are finished to a high standard. Further benefits include a separate outhouse, ideal for use as a home office, gym, or additional storage, and a private driveway providing off street parking for up to five vehicles. Immaculately maintained throughout, this home is ready to move straight into and is ideally located close to excellent local schools, shops, parks, and transport links. A rare opportunity to acquire such a spacious and high quality family home in this sought after area. Call Nova Estate Agents now to arrange a viewing.

£750,000

- Nova Estate Agents
- 6 Bedroom Home
- 3 Bathrooms
- Over 2700 Sqft
- Driveway for 6 Cars
- Outhouse with Full Heating And Cooking Facilities
- Immaculate Condition
- Large Rear Garden
- Across the Road From the Luton Cricket Pitch
- Close To All Amenities Including an Outstanding Ofstead Rated School

Approx Gross Internal Area  
256 sq m / 2754 sq ft



Denotes head height below 1.5m

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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (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 |           |