



DG
Property
Consultants
Estd. 2000



Icknield Way, Luton, Bedfordshire LU3 2JX

Asking Price £399,950

Positioned in the desirable Icknield Catchment area of Luton, this superbly presented extended detached bungalow offers a perfect blend of comfort and convenience offered with no upper chain, this property is ready for you to move in and make it your own. Upon entering, you are greeted by a welcoming entrance hall that provides access to all rooms. The heart of the home is a beautifully refitted kitchen/diner, the separate living room offers a cosy retreat, perfect for relaxation. This bungalow features two spacious double bedrooms, a refitted shower wet room is modern and stylish.

Set on a generous plot, the property boasts ample off-road parking for up to five vehicles, making it perfect for families or guests. A single garage adds further convenience for storage or additional parking. The neatly enclosed rear garden is a delightful outdoor space.

Additional features include full double glazing and gas central heating. This charming bungalow is not only well-presented but also offers a sought-after location. Don't miss the opportunity to view this lovely home, which combines practicality with a warm and inviting atmosphere.



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Ground Floor Accommodation

Entrance Hall



uPVC double entrance door, replacement uPVC double glazed window to side, single radiator, wooden flooring, double power point(s), two wall lights, coving to textured ceiling, doors to all property rooms.

Living Room

10'10" x 14'6" (3.30m x 4.42m)



Replacement uPVC double glazed window to side, replacement uPVC double glazed bow window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling.

View of Living Room



Kitchen/Dining Room

18'6" x 12'6" (5.64m x 3.82m)



Fitted kitchen with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer, swan neck mixer tap and tiled splashbacks, built-in integrated fridge/freezer, dishwasher and automatic washing machine, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, space for a dining table, replacement uPVC double glazed window to side, replacement uPVC double glazed window to rear, double radiator, wooden ceramic tiled flooring, double power point(s), recessed ceiling spotlights, uPVC double glazed door to rear to garden.

View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



Bedroom 1
21'10" x 9'3" (6.65m x 2.83m)



Replacement uPVC double glazed window to rear, replacement uPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes, matching dressing table and bedside cabinet, two single radiators, fitted carpet, telephone point(s), double power point(s), textured ceiling.

View of Bedroom 1



View of Bedroom 2



View of Bedroom 1



Wet Room

6'0" x 6'8" (1.83m x 2.02m)



Bedroom 2

10'10" x 12'6" (3.30m x 3.81m)



Replacement uPVC double glazed bow window to front, replacement uPVC double glazed window to side, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

View of Wet Room



View of Wet Room



Rear Garden



Outside of the property

View From Front of Property



Enclosed by timber fencing, patio areas, artificial lawn area, side gate allowing access to the front of the property, addition side space to the side of the property.

View of Rear Garden



Front Garden



View of Rear Garden



Front boundary wall, fully mono block frontage with off road parking for multiple vehicles, side drive leading to the garage. Drive in and out drive.

Detached Garage



Detached over sized (in length), window to rear, door to the side, metal up and over door to the front.

Council Tax Band

Council Tax Band : D

Charge Per Year : £2320.43

MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.

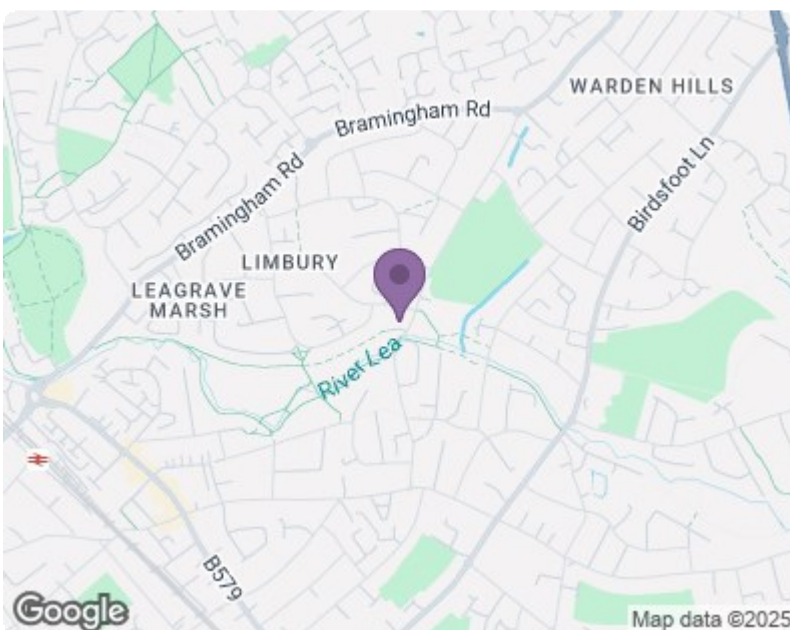
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor



Total area: approx. 96.9 sq. metres (1043.5 sq. feet)



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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