



\* DETACHED THREE BEDROOM FAMILY HOME \* IDEAL RENOVATION PROJECT FOR NEW OWNERS \* THREE GOOD-SIZED BEDROOMS \* GROUND FLOOR SHOWER ROOM \* POPULAR LUTON AND DUNSTABLE BORDERS LOCATION \* SPACIOUS LIVING ROOM \* KITCHEN / DINING ROOM \* INTEGRAL GARAGE WITH DRIVEWAY \* AMPLE OFF ROAD PARKING \* ENCLOSED PRIVATE REAR GARDEN \* INTERNAL VIEWING IS STRONGLY ADVISED \*

## ENTRANCE HALL

Double glazed door and double glazed window, both to front aspect. Radiator. Fitted carpet. Understairs storage cupboard. Central heating thermostat.

## SHOWER ROOM/ CLOAKROOM

Comprising a low level WC, pedestal wash hand basin and shower cubicle. Radiator. Extractor fan. Wall mounted boiler. Part tiled walls. Fitted carpet. Double glazed window to rear aspect.

## LIVING ROOM,

Double glazed window to front aspect and a double glazed patio door leading to the rear garden. Gas effect fire with feature surround. Radiator. Fitted carpet. Textured ceiling with coving.

## KITCHEN AREA

Fitted with a range of wall and base units with a work surface over and a single sink unit with drainer. Integrated oven and gas hob. Integrated fridge and freezer with space and plumbing for a washing machine and dishwasher. Part tiled walls and a tiled floor. Inset ceiling spotlights.

## DINING AREA

Double glazed window and door to the side aspect. Fitted carpet. Wood panelled walls. Radiator.

## FIRST FLOOR LANDING

Providing access to all first floor accommodation. Hatch to loft space. Storage cupboard.

## BEDROOM ONE

Double glazed window to front aspect. Fitted wardrobes. Radiator. Fitted carpet. Textured ceiling with coving.

## BEDROOM TWO

Double glazed window to front aspect. Fitted wardrobes. Radiator. Fitted carpet. Textured ceiling.

## BEDROOM THREE

Double glazed window to the rear aspect. Radiator. Fitted carpet. Textured ceiling with coving.

## BATHROOM

Comprising a low level WC and a pedestal wash hand basin. Panelled bath with a shower over. Radiator. Heated towel rail. Part tiled walls. Double glazed window to the rear aspect.

## TO THE FRONT

Laid mainly to lawn with flowers and a shrub border, the front of the property has a driveway leading to the garage and provides off road parking for 2 vehicles.

## INTEGRAL GARAGE

Electric up and over door with light and power. Personal door to Entrance Hall.

## TO THE REAR

A mature garden, laid mainly to lawn, with a paved patio and flower and shrub borders. Boundary fencing with gated pedestrian access.

## REAR ELEVATION

## NB


Services and appliances have not been tested.

## VIEWING

By appointment through Bradshaws.

## DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

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		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 