



Nestled on Springfield Road in Luton, this charming two-bedroom house offers a delightful blend of comfort and convenience. The property is ideally situated, providing easy access to the A6, making commuting a breeze. Residents will appreciate the proximity to a variety of local amenities, including shops, schools, and colleges, ensuring that everything you need is just a short distance away.

Upon entering the home, you will find a tastefully fitted kitchen that is both functional and stylish, perfect for those who enjoy cooking and entertaining and a good-sized living room.

The property also boasts a lovely rear garden, providing a private outdoor space for relaxation or play. Additionally, parking is available, adding to the convenience of this delightful residence.

This two-bedroom house on Springfield Road is an excellent opportunity for first-time buyers, small families, or anyone seeking a comfortable home in a well-connected area. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make it your own.

Entrance Hall

Providing access to all ground floor accommodation with a composite double glazed door to the front and double glazed window to the front aspect. Wood laminate flooring. Radiator. Under stair storage cupboard. Stairs rising to the first floor.

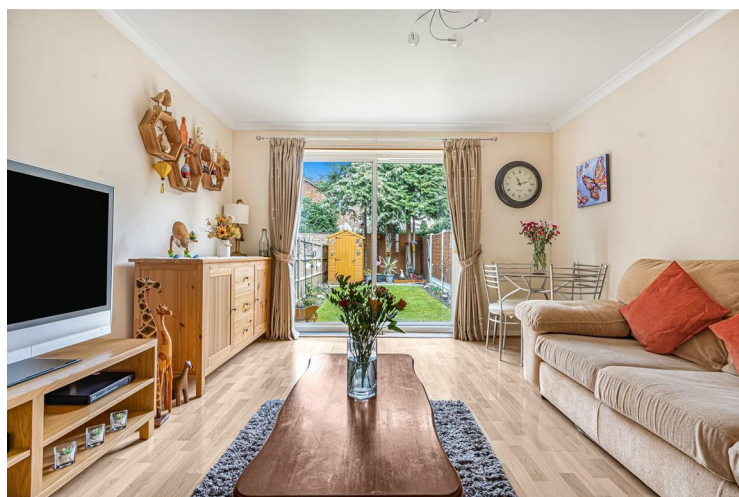
Kitchen

Tastefully fitted to comprise a range of wall, drawer and base level units with work top surfaces over. 1 and 1/2 drainer sink unit. Integrated oven and gas hob with an extractor hood over. Space for a fridge / freezer. Space and plumbing for a washing machine. Part tiled walls. Wood laminate flooring.



Living Room

A delightful rear aspect room with sliding patio doors to the rear garden. Radiator. Wood laminate flooring and a coved ceiling. TV point.



Landing

Providing access to all first floor accommodation with fitted carpet and hatch to the roof space.

Bedroom One

A spacious rear aspect room with a double glazed window to the rear. Radiator. Wood laminate flooring.



Bedroom Two

Another good sized double bedroom with a double glazed window to the front aspect. Radiator. Fitted carpet. Airing / storage cupboard. Built in wardrobes.



Bathroom

Tastefully fitted to comprise a WC, wash hand basin, panelled bath with a mixer shower attachment and shower over. Radiator. Part tiled walls. Tiled floor.



To the Front

Paved to provide off road parking with the remainder being laid to lawn with a flower and shrub border.



Rear Garden

A well maintained and well presented garden with a patio area located adjacent to the rear of the property, the remainder being laid mostly to lawn with flower and shrub borders. Boundary fencing. Mature trees. Garden shed. Gated pedestrian access to the rear.



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.)

NB

Services and appliances have not been tested

Viewing

By appointment only via Bradshaws.



Approximate Gross Internal Area = 56.4 sq m / 607 sq ft

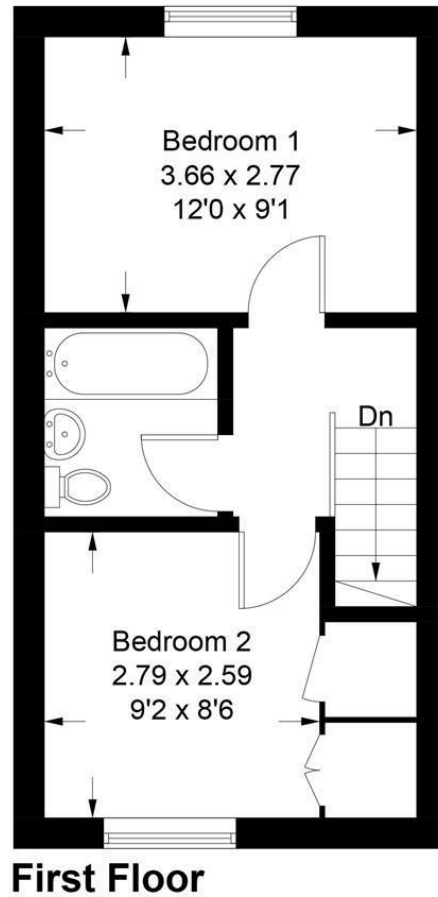
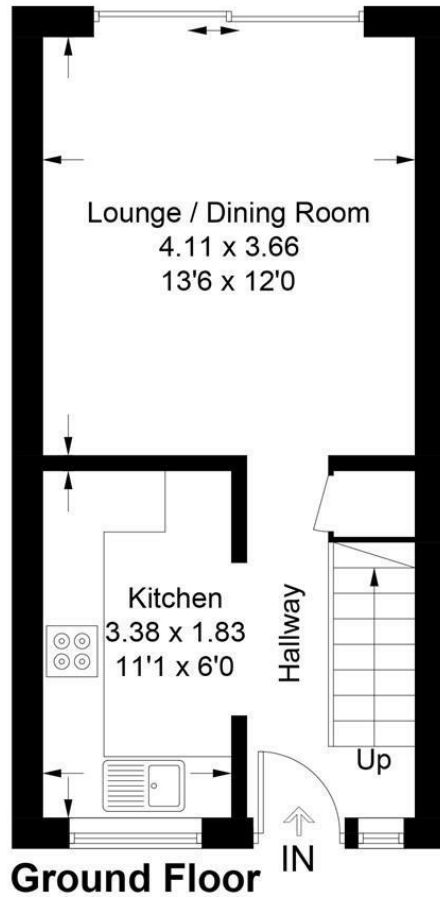


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1178838)

