



New property available to let in popular residential location in Houghton Regis. This spacious family home has been recently modernised and updated offering versatile accommodation throughout. The property offers three good-sized bedrooms, a spacious lounge with feature bay window, rear aspect kitchen / dining room, ground floor cloakroom and utility room. The property features a easily maintained rear garden with off-road parking and a garage. Available from mid July, subject to satisfactory references

ENTRANCE HALL

Providing access to all ground floor accommodation with a double glazed door and window to the front aspect, under stairs storage cupboard, radiator, fitted carpet, stairs rising to the first floor accommodation.

LOUNGE

16'7 x 12 (5.05m x 3.66m)

Feature walk in double glazed bay window to the front aspect, radiator, fitted carpet. TV point.

KITCHEN/DINING ROOM

18'3 x 10'5 (max) (5.56m x 3.18m (max))

A delightful rear aspect area that provides the perfect space for the family to relax, entertain and enjoy.

KITCHEN AREA

A new fitted kitchen area comprising a range of eye, drawer and base level units with work surfaces over, integrated oven and hob with an extractor hood over, fitted dish washer, double glazed windows to the side aspect, part tiled walls, door leading to the rear lobby. Inset spot lights to the ceiling.

DINING AREA

Double glazed window to the rear aspect, radiator, door leading to the rear lobby.

REAR LOBBY

Providing access to the, and cloakroom. Double glazed door leading out onto the rear garden.

UTILITY AREA

Space and plumbing for a washing machine, space for a tumble dryer or freezer.

CLOAKROOM

Fitted to comprise a w/c, double glazed window to the side aspect. Wall mounted gas boiler.

FIRST FLOOR LANDING

Providing access to all first floor accommodation with a double glazed window to the side aspect, hatch to loft space, radiator, fitted carpet.

BEDROOM ONE

13'3 x 12'1 (4.04m x 3.68m)

Double glazed walk in bay window to the front aspect, fitted carpet, radiator.

BEDROOM TWO

11'4 x 9'10 (3.45m x 3.00m)

Double glazed window to the rear aspect, fitted carpet, radiator.

BEDROOM THREE

7'9 x 7'6 (2.36m x 2.29m)

Double glazed window to the rear aspect, fitted carpet, radiator.

BATHROOM

6'5 x 5'8 (1.96m x 1.73m)

Fitted to comprise a three piece suite of panelled bath, w/c, wash hand basin set into a vanity unit, double glazed window to the front aspect, heated towel rail, inset spot lights, fully tiled walls.

TO THE FRONT AND SIDE

Driveway providing off road parking and access to the garage. A mall garden area laid to lawn with a brick retaining wall and privet hedge.

GARAGE

Double doors to the front and rear, light and power, personal door leading to the rear garden.

REAR GARDEN

A good sized rear garden laid to lawn, boundary fencing, mature shrubs, bushes and trees.

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. 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.)

REFERENCING

All tenancies are subject to satisfactory referencing.

