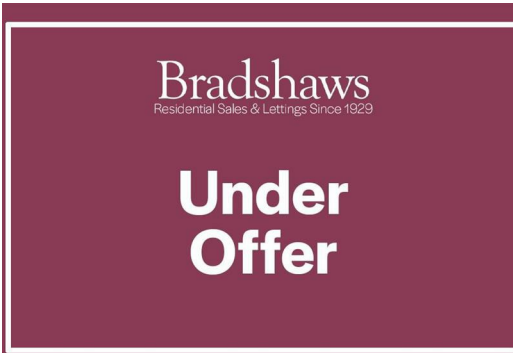
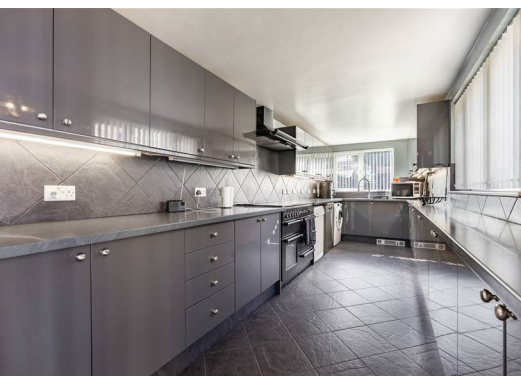




New to the market, exclusively with Bradshaws, Lewsey Road in Luton. This spacious semi-detached family home offers an impressive 2,312 square feet of living space, perfect for modern family life.

Situated in a popular residential area, this home is conveniently located close to local amenities, making daily errands a breeze. Furthermore, Legrave train station is within easy walking distance, providing excellent transport links for commuters.

This semi-detached house is an ideal choice for families seeking a spacious and comfortable home in a vibrant community. Don't miss the opportunity to make this wonderful property your own.

ENTRANCE LOBBY

Double glazed composite door to the front aspect and double glazed window to the side. Coir matting. Radiator. Large storage cupboard. Double glazed Upvc door leading to:

ENTRANCE HALL

Providing access to all ground floor accommodation with wood laminate flooring. Two radiators. Stairs riding to the first floor accommodation. Under stairs storage cupboard. Further large storage cupboard. Meter cupboard.

CLOAKROOM

Fitted to comprise a w/c. Wash hand basin Fitted carpet. Inset spot lights and extractor to the ceiling.

DINING ROOM

Feature walk-in double glazed window to the front aspect. Open fire place with brick surround and hearth. Dads rail. Fitted carpet. Radiator.

LIVING ROOM

Feature walk-in double glazed bay window to the rear aspect. Open fire place with brick surround and hearth. Wall light points. Dado rail. Fitted carpet. Radiator.

KITCHEN

Tastefully fitted to comprise a range of wall drawer and base level units. Drainer sink unit with mixer tap over. Space for a range style gas cooker with an extractor hood over. Space and plumbing for a dishwasher and washing machine. Spaces for a fridge, freezer and tumble dryer. Double glazed windows to the side and rear aspects. Double glazed french doors to the side aspect. Part tiled walls and fully tilted floor. Door leading to the garage. Wall light points.

FIRST FLOOR LANDING

Providing access to all first floor accommodation with a stained glass double glazed window to the side aspect. Fitted carpet. Storage cupboard. Stairs riding to the second floor.

BEDROOM ONE

Twin double glazed windows to the front aspect. Radiator. Fitted carpet. Decorative cover ceiling.

BEDROOM TWO

Double glazed window to the front aspect. Built in shower enclosure. Radiator. Fitted carpet. Decorative cover ceiling.

BEDROOM THREE

Double glazed window to the rear aspect. Built in wardrobes. Radiator. Fitted carpet. Decorative cover ceiling.

FAMILY BATHROOM

Fitted to comprise a w/c. Wash hand basin. Panelled bath. Shower enclosure. Part tiled walls. Inset spot lights to the ceiling. Extractor. Double glazed window to the front.

SECOND FLOOR LANDING

Skylight. Fitted carpet. Airing cupboard housing the wall mounted boiler and 'Megaflo' hot water tank.

ATTIC BEDROOM

Double glazed window to the rear aspect and skylight to the ceiling. Two radiators. Inset spot lights to the ceiling. Eaves storage space. Fitted carpet.

EN-SUITE SHOWER ROOM

Shower Room: Fitted to comprise a w/c. Pedestal wash hand basin and a shower enclosure. Skylight and inset spot lights to the ceiling. Extractor. Hatch to the loft space.

TO THE FRONT

Driveway providing off road parking for three vehicles and onward access to the garage. Brick retaining wall.

GARAGE

A good sized garage that offers vast scope for conversation (subject to consent) with up and over door to the front. Light and power. Door to the kitchen.

REAR GARDEN

A large rear garden that is laid mostly to lawn. Decking area adjacent to the rear of the property. Boundary fencing.

OUTBUILDING

A large brick built is located to the rear of the garden. With light, power and double glazed windows this space is ideal for those looking for work space, a gymnasium or a hobby room.

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) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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