



NOVA
ESTATE AGENTS



7 Binham Close, Luton, LU2 7AR

Situated in the highly desirable Bushmead area of Luton, this impressive and larger than average five bedroom detached family home on Binham Close offers spacious and versatile accommodation throughout, presented in immaculate condition.

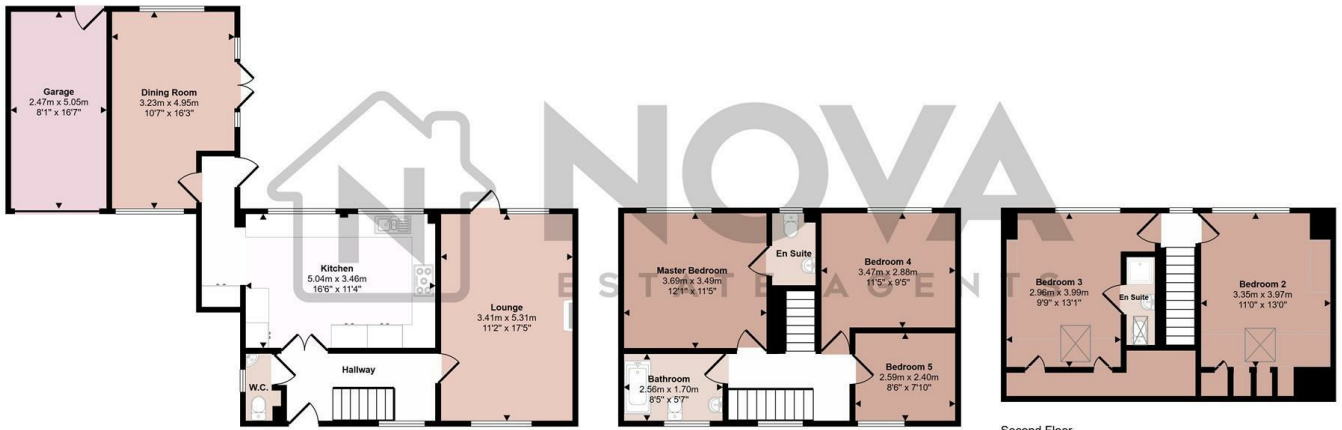
The property benefits from five well proportioned bedrooms, two of which feature en-suite shower rooms. A modern family bathroom serves the remaining bedrooms, while a convenient downstairs cloakroom adds further practicality for family living.

The ground floor offers excellent living space, including two generous reception rooms that are ideal for both everyday family life and entertaining guests. The large contemporary kitchen has been fitted with high quality modern fixtures and fittings, creating a stylish and functional heart of the home. The property has been exceptionally well maintained by the current owners and is presented in superb condition throughout.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extended 5 Bedroom Detached Home
- Modern Finishes Throughout With A South Facing Garden
- En-Suite's to 2 Bedrooms
- Garage & Driveway
- High Specification Kitchen
- Chain Free!
- Solar Panel's
- Popular Bushmead Area

£550,000

Approx Gross Internal Area
163 sq m / 1729 sq ft



Ground Floor
Approx 77 sq m / 823 sq ft

First Floor
Approx 45 sq m / 486 sq ft

Second Floor
Approx 40 sq m / 428 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	