



indigo
residential



6 The Belfry, Luton

Luton

£420,000

6 The Belfry

Luton

Indigo Residential are delighted to present this impressive three bedroom link detached family home, perfectly positioned on a substantial corner plot in a sought-after residential area. The property offers a versatile layout, thoughtfully designed for modern family living, and presents excellent potential for further extension (subject to planning permission). Upon entering, you are welcomed by a bright entrance hallway that leads to a spacious lounge, ideal for relaxing or entertaining guests. The dining area seamlessly connects to a well-appointed kitchen, featuring ample storage and worktop space, while the adjoining conservatory floods the ground floor with natural light and provides a tranquil setting overlooking the garden. Upstairs on the second floor the master bedroom is complemented by a contemporary en-suite with bath. To the first floor there is a generous dressing room and two further double bedrooms which share access to a stylish family bathroom. Throughout, quality finishes create a sense of comfort and sophistication.

The property enjoys an enviable position on a large corner plot, affording a remarkable sense of privacy and outdoor space rarely found in similar homes. The mature rear garden is mainly laid to lawn with established borders and a selection of shrubs and trees, offering a perfect retreat for children to play or for al fresco dining in the warmer months. There is also a paved patio area, ideal for summer gatherings or simply enjoying the peaceful surroundings. The front of the property provides ample off-road parking and access to an integral garage, with further scope to enhance the driveway if desired. Located within a desirable school catchment and just moments from open countryside, this home is perfectly situated for families seeking both convenience and a connection to nature. Excellent transport links and a range of local amenities are within easy reach, ensuring everyday essentials and leisure pursuits are always close at hand. This is a rare opportunity to acquire a spacious and adaptable family home with outstanding potential in a highly regarded location.

- INDIGO RESIDENTIAL
- Link Detached Family Home
- Three Bedrooms
- Dressing Room
- En-Suite To Master

Call Indigo Residential on 01582 511111 (OTPD)



Entrance Hall

Lounge

14' 3" x 12' 9" (4.34m x 3.89m)

Kitchen/Diner

16' 6" x 10' 4" (5.02m x 3.15m)

Play Room

17' 10" x 9' 2" (5.44m x 2.79m)

Garage Conversion

Conservatory

14' 8" x 9' 9" (4.48m x 2.97m)

Shower Room

7' 10" x 6' 6" (2.39m x 1.97m)

Bedroom One

16' 4" x 14' 11" (4.97m x 4.55m)

En-Suite

6' 11" x 5' 5" (2.11m x 1.64m)

Bedroom Two

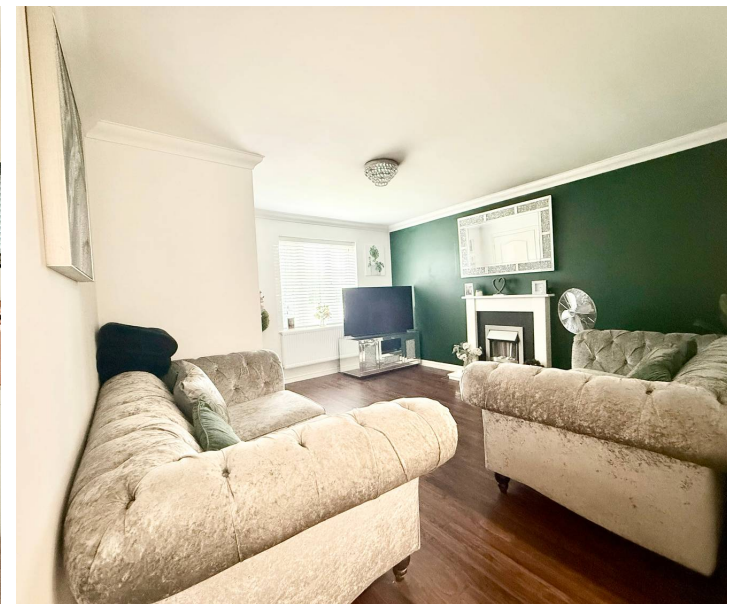
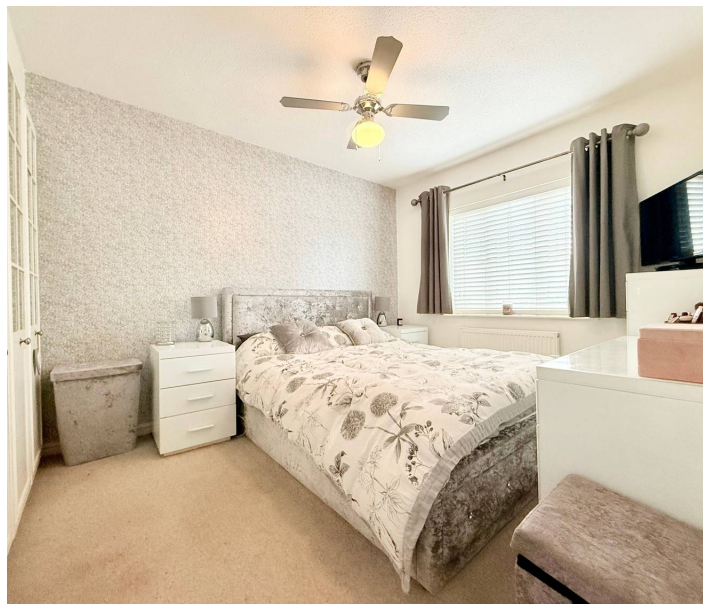
11' 1" x 9' 9" (3.39m x 2.96m)

Bedroom Three

13' 3" x 10' 0" (4.03m x 3.05m)

Dressing Room

9' 5" x 6' 8" (2.88m x 2.02m)



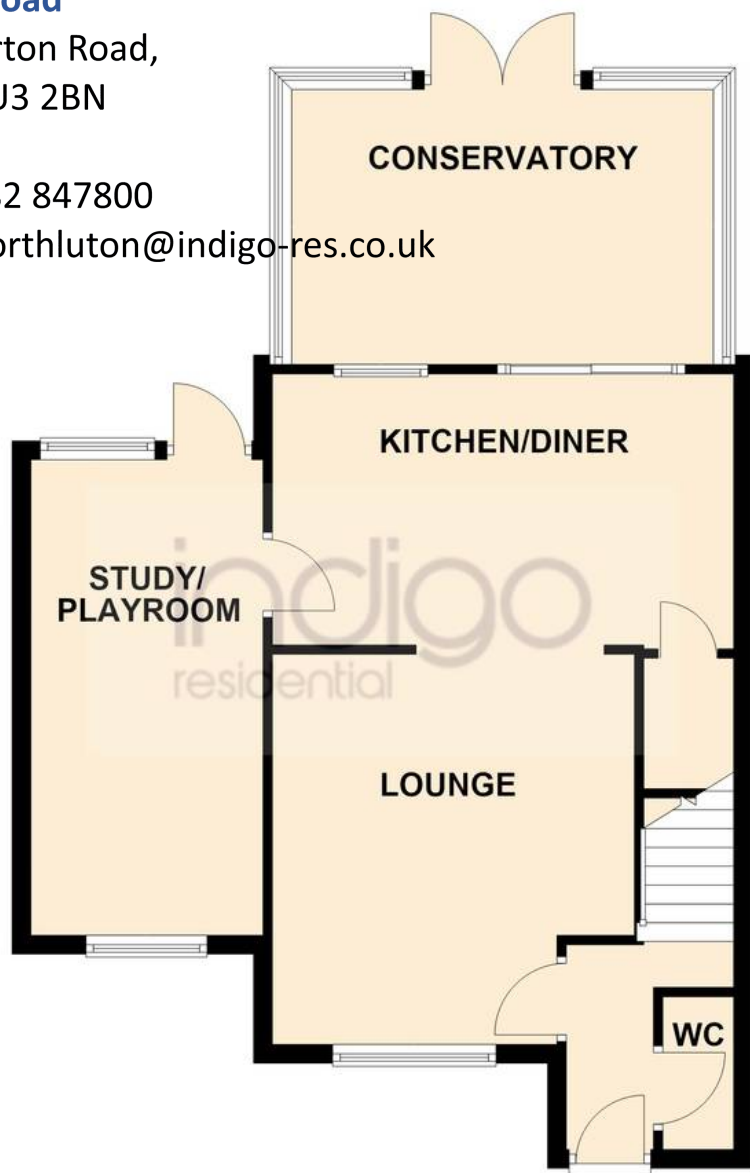
ROUND FLOOR

Barton Road

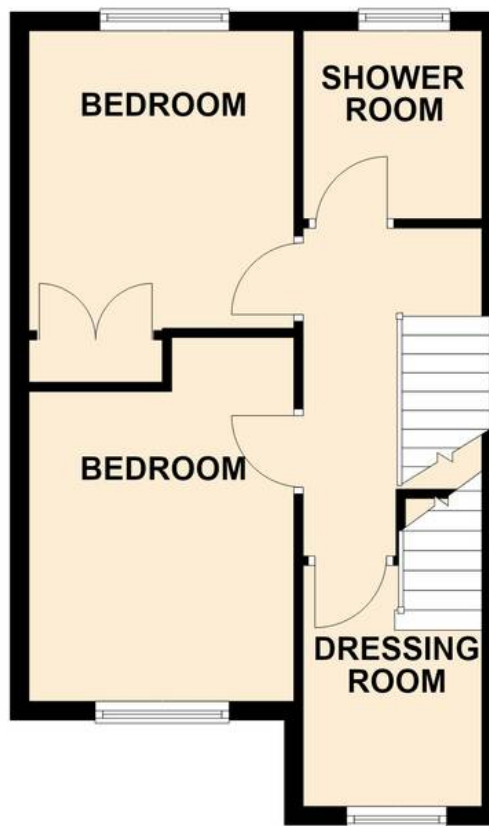
197B Barton Road,
Luton, LU3 2BN

Tel: 01582 847800

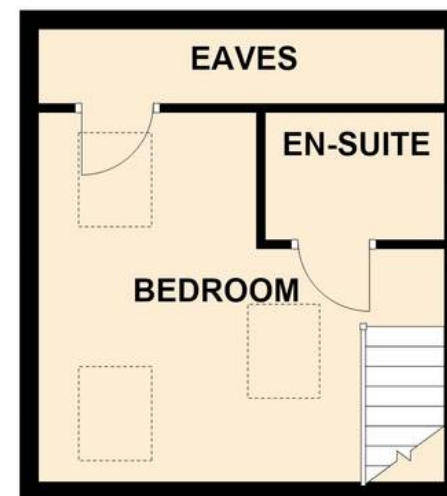
Email: northluton@indigo-res.co.uk



FIRST FLOOR



SECOND FLOOR



TOTAL AREA: APPROX. 120.8 SQ. METRES (1300.4 SQ. FEET)

This floorplan has been created for guidance purposes only
Plan produced using PlanUp.