



15 Ames Close, Luton, LU3 4AS
£400,000



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**** Exclusive to P&R Property **** Discover this substantial three-bedroom detached family home, nestled in a peaceful cul-de-sac on a desirable corner plot in Barton Hills. This property offers fantastic living space with a large lounge and open-plan kitchen dining room, perfect for modern family life. Outside, you'll find a generous driveway, garage, and sizeable garden—ideal for entertaining or simply unwinding. With excellent potential to extend (subject to planning permission), this home presents a wonderful opportunity to create your dream space. The location couldn't be better, with local schools, Sainsbury's, medical facilities, and Leagrave station all within easy reach, offering swift connections to London and beyond. Offered for sale with no onward chain.

FIRST FLOOR

PORCH

ENTRANCE HALL

WC

LIVING ROOM 14'6" X 12'9"
(4.43M X 3.89M)

KITCHEN/DINING ROOM 10'2"
X 15'11" (3.10M X 4.85M)

FIRST FLOOR

LANDING

BEDROOM 1 14'7" X 9'1"
(4.45M X 2.77M)

BEDROOM 2 10'1" X 9'1"
(3.08M X 2.77M)

BEDROOM 3 9'2" X 7'3" (2.80M
X 2.22M)

BATHROOM

OUTSIDE

GARAGE 18'0" X 8'2" (5.49M X
2.48M)

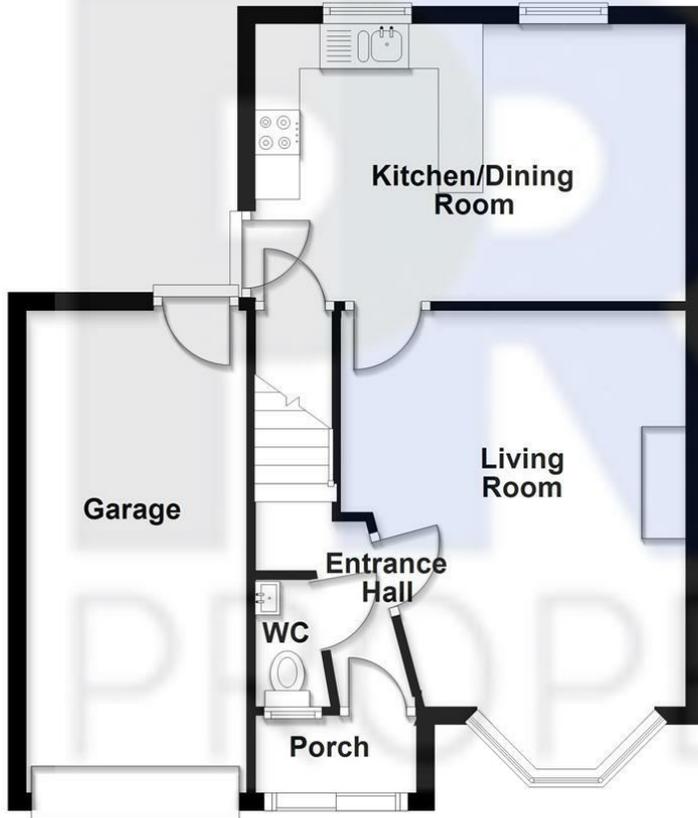
PRIVATE REAR GARDEN

AMPLE ON DRIVE PARKING AND
GARDEN TO FRONT



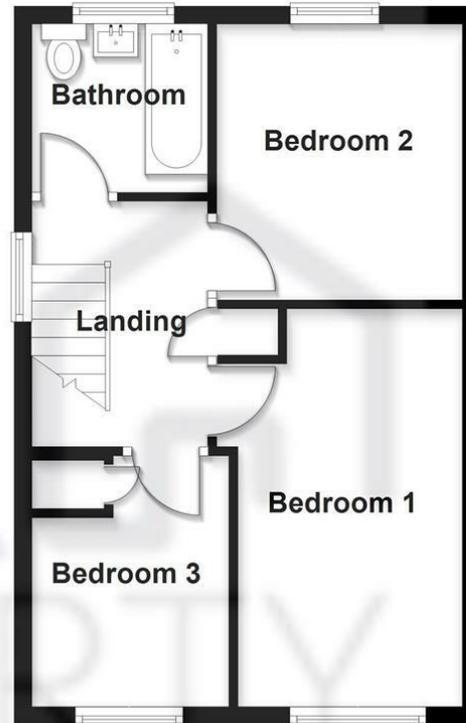
Ground Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



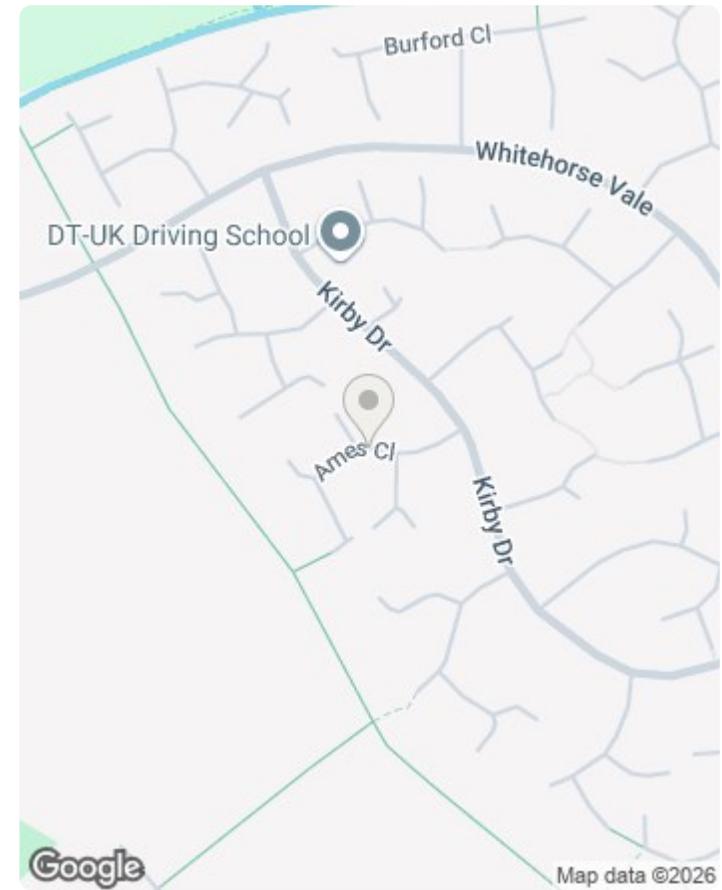
First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 90.7 sq. metres (975.9 sq. feet)

15 Ames Close



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		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

