



**DG**  
Property  
Consultants  
Estd. 2000



## **Stoneygate Road, Leagrave, Luton, Bedfordshire LU4 9TG**

### **Asking Price £360,000**

Positioned on Stoneygate Road in the sought after Leagrave area of Luton, this semi-detached house presents an excellent opportunity for those seeking a spacious family home with great potential.

Boasting two reception rooms, lounge and separate dining room and a good-sized kitchen. The property features three generously sized bedrooms, plus a separate bathroom and Wc. With parking available for up to three vehicles, a single garage to the side and a 70ft south facing rear garden. The location is particularly advantageous, being within the Challney Catchment area, which is well-regarded for its local schools. Also, within easy reach of mainline train links (Leagrave Station) and the M1 making it an excellent choice for commuters. While the property requires general modernisation throughout, it presents a fantastic opportunity for buyers looking to personalise their living space. Whether you envision a contemporary makeover or a more traditional aesthetic, this home is ready for your creative touch.

In summary, this semi-detached house on Stoneygate Road is a promising prospect for those looking to invest in a property that combines space, location, and the potential for transformation. Don't miss the chance to make this house your home.



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## Ground Floor Accommodation

### Entrance Hall



Double glazed entrance patio door, double glazed window to side, single radiator, fitted carpet, double power point(s), carpeted stairs to first floor landing, doors to lounge and kitchen.

### Lounge

11'6" x 13'6" (3.51m x 4.11m)



Double glazed window to front, double radiator, fitted carpet, TV point(s), double power point(s), archway opening dining room.

### Dining Room

11'10" x 10'6" (3.60m x 3.20m)



Double glazed window to rear, single radiator, fitted carpet, double power point(s), door to kitchen.

### View of Dining Room



### Kitchen

11'10" x 9'1" (3.60m x 2.76m)



A range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, automatic washing machine and cooker, gas and electric point for cooker, vinyl flooring, double power point(s),

uPVC double glazed window to rear, uPVC double glazed door to rear to garden, door to dining room.

**View of Kitchen**



**Bedroom 2**  
12'6" x 11'0" (3.80m x 3.35m)



Double glazed window to rear, two single radiators, fitted carpet, double power point(s).

**First Floor Accommodation**

**Landing**



Double glazed window to side, fitted carpet, double power point(s), access to first floor rooms.

**Bedroom 1**  
11'2" x 12'6" (3.40m x 3.80m)



Double glazed window to front, single radiator, fitted carpet, double power point(s).

**Bedroom 3**  
11'2" x 7'0" (3.40m x 2.14m)



Double glazed window to front, single radiator, fitted carpet, double power point(s), built-in storage cupboard with wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

**Bathroom**



Two suite with bath with mixer shower and pedestal wash hand

basin, tiled splashbacks, double glazed window to rear, single radiator, exposed wooden flooring.

**WC**



Double glazed window to rear, low level Wc, vinyl flooring, single radiator.

**Outside of the property**

**Front Garden**

Front lawn, front drive with off road parking for 2 vehicles. Access to rear garden via garage.

**Rear Garden**



Enclosed garden, approximately 70ft in length, patio area, laid to lawn, mature shrubs, plants, outside shed,

**View of Rear Garden**



**View of Rear Garden**



**View of Rear Garden**



## View of Rear Aspect



### Single Attached Garage

18'6" x 9' (5.64m x 2.74m)

Attached brick built single garage with power and light connected, window to rear with double doors to rear garden, Up and over door to the front.

### Council Tax Band

Council Tax Band : C

Charge Per Year : £2062.61

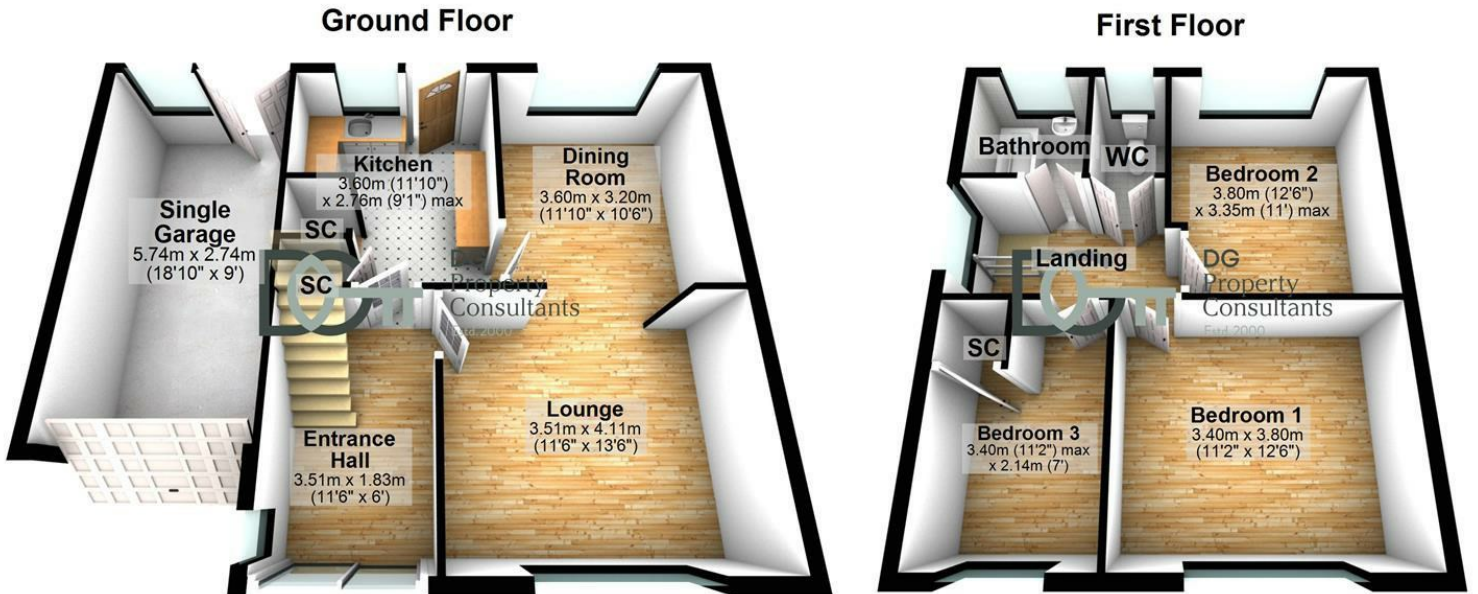
### MISDESCRIPTONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

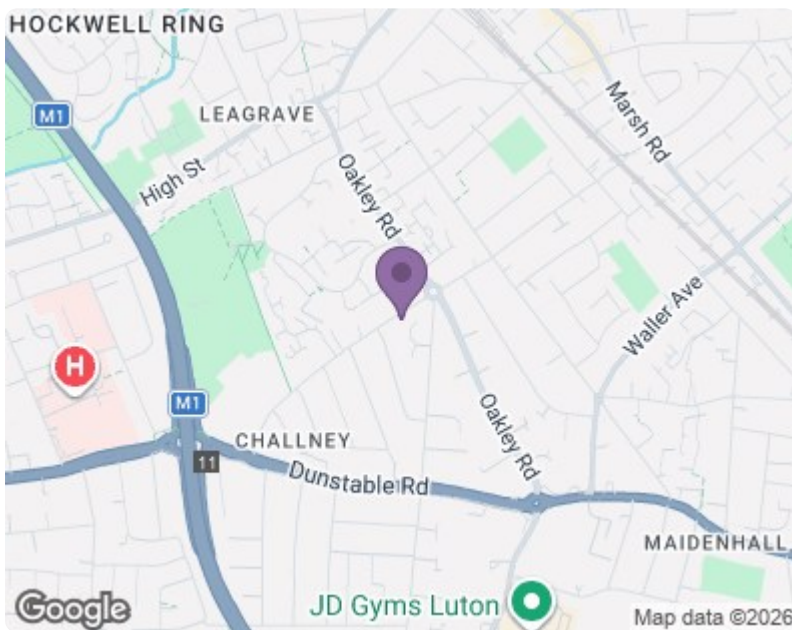
Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



Total area: approx. 108.2 sq. metres (1164.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
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