



indigo
residential



23 Holmscroft Road, Luton

Luton

£395,000

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Luton

Nestled in a peaceful cul de sac, this well-presented three-bedroom semi-detached house offers a wonderful blend of comfort, space, and versatility. The property has been thoughtfully extended at the rear, creating a generous living area that is perfect for modern family life. The ground floor comprises a welcoming entrance hall, a spacious lounge, and a bright, open-plan kitchen and dining area with direct access to the garden. There is a fully tiled family shower room comprising of a walk in shower cubicle, wash hand basin and WC. Upstairs, you will find three well-proportioned bedrooms and a WC. The home benefits from a modern combi boiler, ensuring efficient heating and hot water throughout the year. There is ample storage space, including a useful side garage, which offers further potential for conversion or extension (subject to planning permission). The property also boasts a private driveway, providing off-road parking for multiple vehicles.

The outside space is a particular highlight of this home. The rear garden is south facing, enjoying plenty of natural sunlight throughout the day and offering an ideal setting for outdoor entertaining or relaxing with family and friends. The garden is mainly laid to lawn, and benefits from a south facing garden. A side gate provides convenient access to the garage and driveway, making it easy to store bikes, garden equipment, or other belongings. The front garden is attractively landscaped, adding to the property's kerb appeal and creating a welcoming first impression. The quiet cul de sac location ensures a safe and tranquil environment, ideal for families or those seeking a peaceful retreat. With scope to extend (subject to planning permission), this property presents an excellent opportunity for buyers looking to create their forever home in a sought-after residential area.

- Extended At The Rear
- South Facing Garden
- Combi Boiler
- Driveway & Rear Garden
- Quiet Cul De Sac
- Scope To Extend (STPP)
- Side Garage



Porch

Entrance Hall

Living Room

23' 7" x 11' 7" (7.20m x 3.53m)

Kitchen/Diner

18' 4" x 10' 5" (5.60m x 3.18m)

Bathroom

7' 6" x 5' 8" (2.28m x 1.73m)

Bedroom One

13' 9" x 9' 5" (4.20m x 2.86m)

Bedroom Two

11' 9" x 10' 1" (3.57m x 3.08m)

Bedroom Three

10' 2" x 8' 3" (3.09m x 2.52m)

w/c



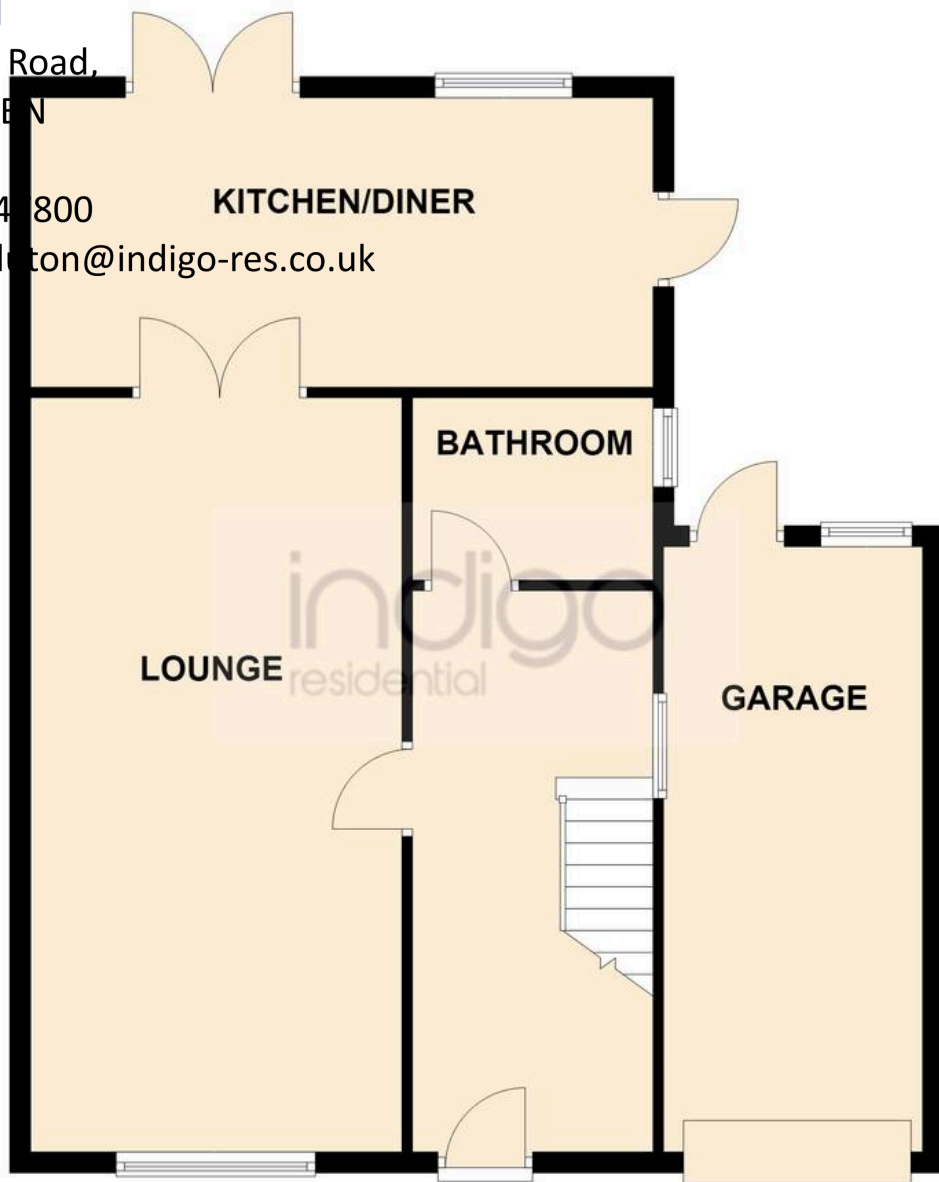
GROUND FLOOR

Barton Road

197B Barton Road,
Luton, LU3 2BN

Tel: 01582 841800

Email: northluton@indigo-res.co.uk



FIRST FLOOR



TOTAL AREA: APPROX. 117.1 SQ. METRES (1260.8 SQ. FEET)

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