



indigo
residential



74 Barton Road, Luton

Luton

£700,000

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Luton

Indigo Residential are delighted to present this impressive three-bedroom detached family home, offering generous and versatile accommodation in a highly sought-after location. This well-proportioned property boasts two spacious and separate reception rooms, providing ample space for both relaxed family living and formal entertaining. The bright and welcoming entrance hall leads seamlessly to the main living areas, each thoughtfully designed to maximise natural light and create a warm, inviting atmosphere. The kitchen is well-appointed with a practical layout, offering plenty of storage and worktop space, and with scope for modernisation to suit your own tastes. Upstairs, three comfortable bedrooms provide restful retreats for all the family, complemented by a well-maintained family bathroom and additional storage options throughout. The property is offered chain free, ensuring a straightforward purchase process for discerning buyers. With great potential to extend (subject to planning permission), this home offers an exciting opportunity to further enhance and personalise the living space to suit your needs. Additional features include a driveway with parking for up to four cars and a garage, ideal for families and professionals alike. Located within easy reach of local amenities, highly regarded schools, and excellent transport links, this property combines convenience with a peaceful residential setting. The area is renowned for its community spirit and access to essential services, making it a perfect choice for growing families or those seeking a comfortable and flexible living environment. This detached house represents a rare opportunity to secure a substantial home in a prime location, with the added benefit of no onward chain. Early viewing is highly recommended to appreciate the full potential and lifestyle on offer.

- INDIGO RESIDENTIAL
- Detached Family Home
- Three Bedrooms
- Great Potential To Extend (STPP)
- Two Separate Reception Rooms
- Driveway For Four Cars
- Garage
- Perfect Location
- Chain Free Accommodation



Entrance Porch

Entrance Hall

Living Room

18' 3" x 13' 3" (5.57m x 4.04m)

Kitchen

10' 2" x 75' 3" (3.11m x 22.94m)

Dining Room

13' 11" x 10' 11" (4.24m x 3.33m)

Bathroom

6' 2" x 5' 6" (1.89m x 1.68m)

Bedroom One

14' 1" x 12' 4" (4.30m x 3.76m)

Bedroom Two

13' 1" x 11' 3" (3.98m x 3.44m)

Bedroom Three

9' 6" x 8' 2" (2.89m x 2.50m)



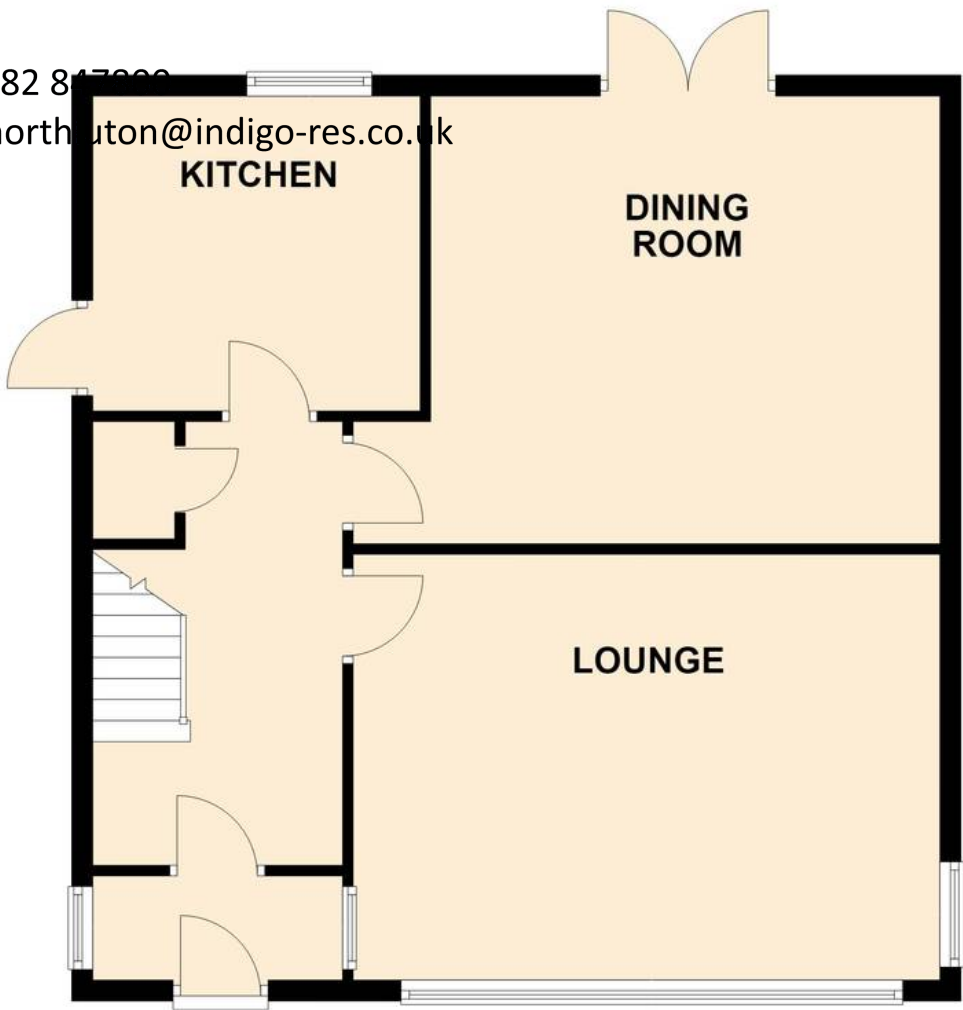
Barton Road

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GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 126.0 SQ. METRES (1356.6 SQ. FEET)

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