



indigo
residential



32 Launton Close, Luton

Luton

£425,000

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Luton

POTENTIAL TO EXTEND (STPP)

DETACHED FAMILY HOME in quiet cul-de-sac location benefiting from TWO SEPARATE RECEPTION ROOMS and EN-SUITE TO MASTER.

DESCRIPTION:

Internally the property briefly comprises an entrance hall, cloakroom comprising a wash hand basin and w/c, large lounge with feature fire place opening to the dining room which has sliding patio doors to the rear garden. The kitchen benefits from a range of wall and base units, inset sink unit and space for all appliances. There is also a utility room benefiting from a range of wall and base units, inset sink unit, space for washing machine and tumble dryer.

To the first floor there is a landing, three well proportioned bedrooms with the master benefiting from an en-suite shower room comprising of a walk in shower cubicle, wash hand basin and WC. There is also a family bathroom comprising of a bath with shower over, wash hand basin and WC.

Externally there is a block driveway for two cars, front garden laid to lawn and a low maintenance rear garden.

Launton Close is a highly desirable location, offering convenient access to local amenities, including supermarkets such as Sainsburys and Aldi, a doctors surgery, a dentist, Costa Coffee, a popular pub/restaurant, and excellent transport links. Families are particularly drawn to the area, with Bramingham Primary and Lea Manor Secondary schools nearby. For those who love the outdoors, the stunning Chiltern Hills provide breath-taking walking trails, while South Beds Golf Club is just half a mile away.

EPC rating TBA.

- Detached Family Home
- Large Rear Garden
- Garage & Driveway
- En-Suite To Master Bedroom



Entrance Hall

Cloakroom

Lounge

16' 11" x 11' 0" (5.16m x 3.35m)

Dinning Room

12' 2" x 8' 11" (3.70m x 2.73m)

Kitchen

12' 8" x 8' 4" (3.86m x 2.55m)

Utility Room

9' 11" x 8' 6" (3.03m x 2.58m)

Landing

Master Bedroom

14' 9" x 11' 5" (4.49m x 3.49m)

Ensuite

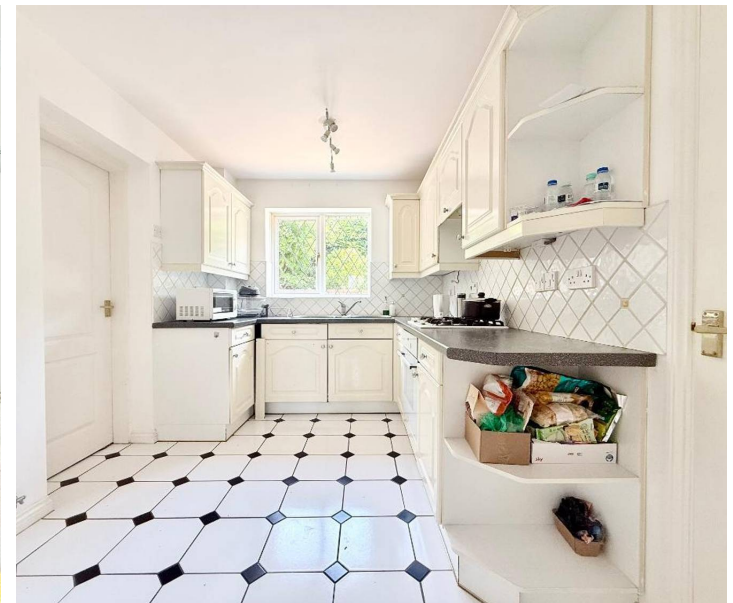
9' 9" x 4' 11" (2.98m x 1.51m)

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.89m)

Bedroom Three

9' 5" x 7' 10" (2.87m x 2.38m)



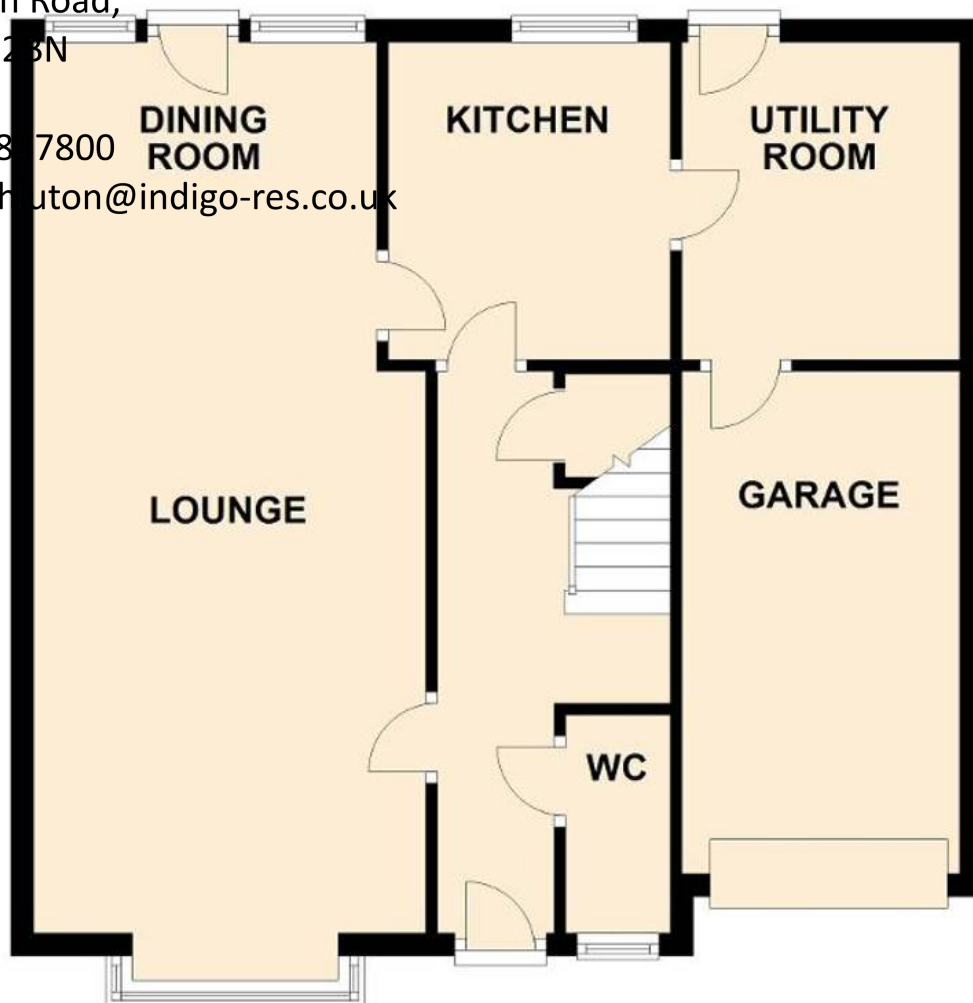
Barton Road

197B Barton Road,
Luton, LU3 2BN

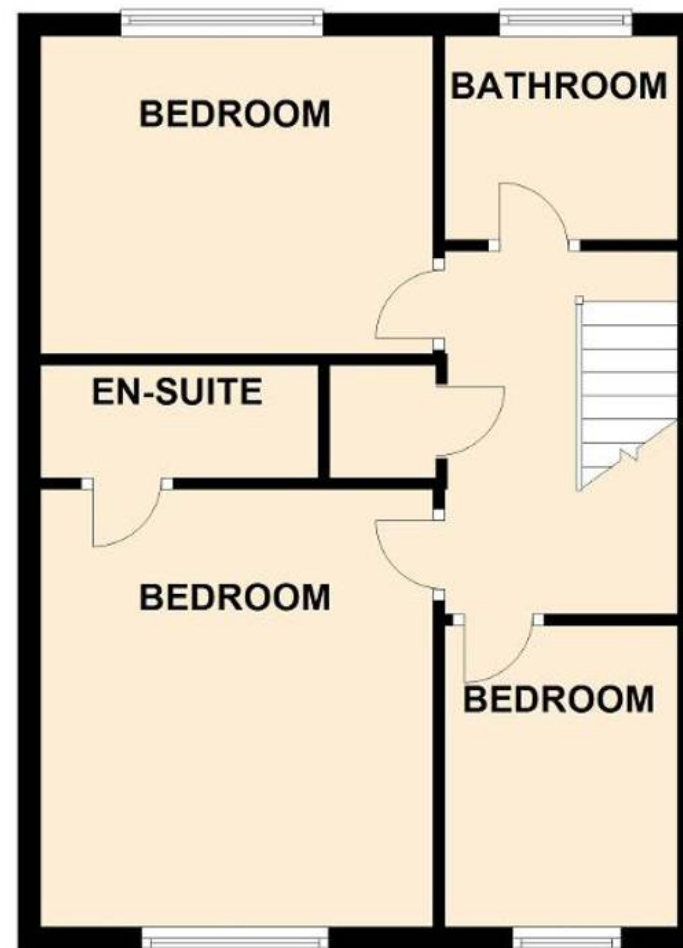
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GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 105.5 SQ. METRES (1135.6 SQ. FEET)

These Floor Plans are for illustrative purposes only. Areas shown are approximate. These plans will not show the correct wall thickness, especially in older properties. We aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floorplan. Anyone relying on the information provided should conduct a careful independent investigation of the property to determine the suitability of the property for their requirements.

Plan produced using PlanUp.