

for sale

fixed price **£400,000**



Catherall Road Luton LU3 2HW

Double story extension with potential to be chain free and extend further. A four bedroom semi detached family home is situated on a corner plot in the popular Icknield school catchment in LU3. The large plot offers a garage, two separate driveways and front, side and rear gardens.



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Entrance Hall

Double glazed door to front aspect. Double glazed frosted window to side aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Cloakroom

Double glazed frosted window to front aspect. Low level wc, Radiator.

Lounge

Double glazed patio doors and windows to side aspect. Electric fireplace. Radiator.

Kitchen/Diner

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over. Space for a fridge/freezer. Plumbing for a dishwasher. Gas cooker with integrated fan oven. Part tiled. Radiator.

Utility Room

Double glazed frosted door to side aspect. Double glazed window.

First Floor Landing

Double glazed frosted window to side aspect. Loft access with



combi boiler.

Single garage with up and over door.

Bedroom One

Double glazed window to side aspect. Built in wardrobes. Radiator.

Bedroom Two

Double glazed window to side aspect. Storage cupboard. Radiator.

Bedroom Three

Double glazed window to side aspect. Radiator.

Bedroom Four

Double glazed window to side aspect. Storage cupboard. Radiator.

Bathroom

Double glazed frosted window to front aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled.

Front Garden

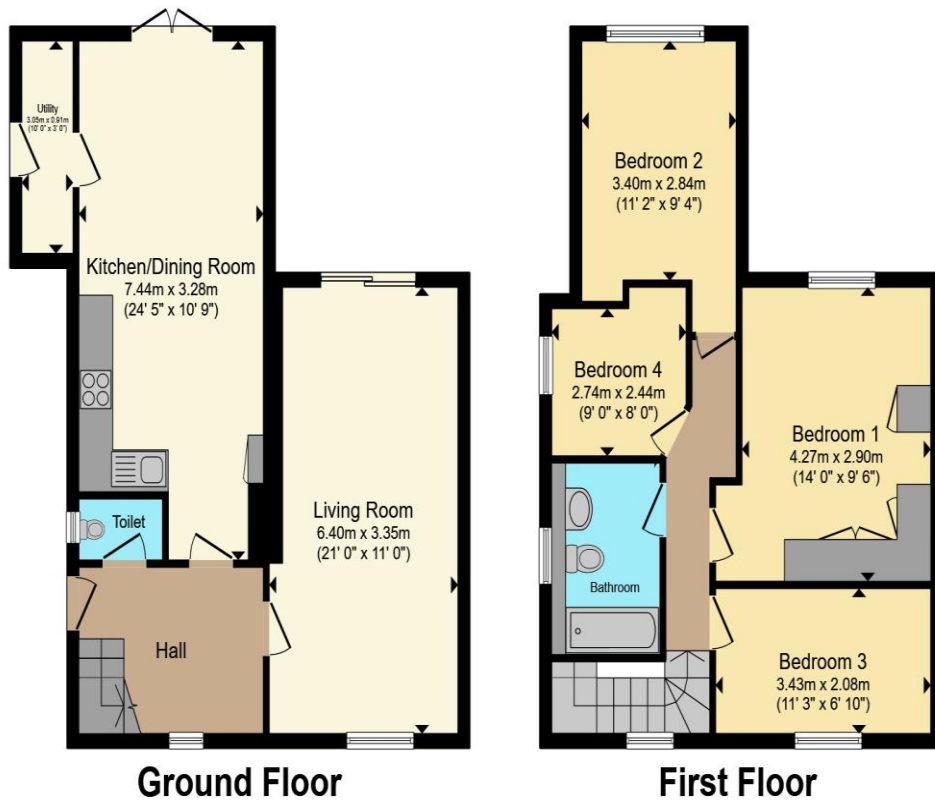
Driveway providing off road parking for up to 2 vehicles. Lawn area.

Rear Garden

Laid to lawn with a patio area.

Garage





Total floor area 110.3 m² (1,187 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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1A Riddy Lane
 LUTON LU3 2AD

Property Ref: LUN103786 - 0011

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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