



DG
Property
Consultants
Estd. 2000



Runfold Avenue, Icknield Catchment, Luton, Bedfordshire LU3 2EL

Asking Price £300,000

DG Property Consultants are pleased to offer for sale this spacious and well-presented two-bedroom semi-detached home, ideally situated within the highly sought-after Icknield School catchment area of Luton and offered with no upper chain. Conveniently positioned within walking distance of Legrave mainline station, the property is ideally suited to commuters, first-time buyers and those seeking a well-proportioned home in a popular location. The accommodation comprises an entrance hall, spacious living room, separate dining room opening through to a fitted kitchen, together with a useful side conservatory/porch. Upstairs are two generously sized bedrooms, with the principal benefiting from an en-suite shower room.

Externally, the property enjoys off-road parking for two vehicles and an impressive south-west-facing rear garden. Further benefits include double glazing and gas central heating throughout.

Ideally located for local amenities, well-regarded schools and excellent commuter links, this is a fantastic opportunity to acquire a spacious home with excellent outdoor space.

Early viewing is highly recommended to fully appreciate the accommodation and potential this lovely home has to offer.

Call Team DG on 01582 580500 to arrange your viewing.



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Ground Floor Accommodation

Entrance Hall

5'2" x 6'9" (1.57m x 2.06m)



UPVC double glazed entrance door, UPVC double glazed window to side, double radiator, wooden laminate flooring, carpeted stairs to first floor landing, doors to lounge, dining room and ground floor bathroom.

Lounge

12'0" x 13'7" (3.65m x 4.13m)



UPVC double glazed bay window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), wall mounted electric fire.

Dining Room

11'1" x 8'2" (3.38m x 2.50m)



Double radiator, wooden laminate flooring, double power point(s), opening through to the kitchen.

Fitted Kitchen

12'8" x 8'2" (3.86m x 2.50m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing and space for a automatic washing machine, space for a fridge/freezer, electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, ceramic tiled flooring, double power point(s), uPVC double glazed door to side conservatory/porch.

Conservatory / Porch
12'0" x 5'0" (3.66m x 1.52m)



UPVC double glazed construction with power and light connected, uPVC double glazed window to rear, two uPVC double glazed windows to side, ceramic tiled flooring, UPVC double glazed door to the garden.

Ground Floor Family Bathroom



Three piece suite with comprising, panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, UPVC double glazed window to rear, ceramic tiled flooring.

First Floor Accommodation

Landing

Fitted carpet, doors to both bedrooms.

Bedroom 1
11'3" x 13'7" (3.42m x 4.13m)



UPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s), door to en-suite shower room.

En-suite Shower Room
8'6" x 4'0" (2.60m x 1.21m)



Three piece suite with comprising, tiled shower cubicle with shower and glass screen, pedestal wash hand basin, low-level Wc, extractor fan, ceramic tiling to all walls, ceramic tiled flooring.

View of En-suite SHower Room



Bedroom 2

8'6" x 13'10" (2.59m x 4.21m)



Two uPVC double glazed windows to rear, double radiator, wooden laminate flooring, double power point(s).

Outside of the property

Frontage & Drive

Paved frontage with off road parking for two vehicles, side access to the rear garden.

Rear Garden



Approximatly 100ft in length, maily laid to lawn, fencing to the sides, patio area, side gate to the front.

Council Tax Band

Council Tax Band : B

Charge Per Year : £1,897.73

The Property Misdreptions Act 1991

Property Misdreptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

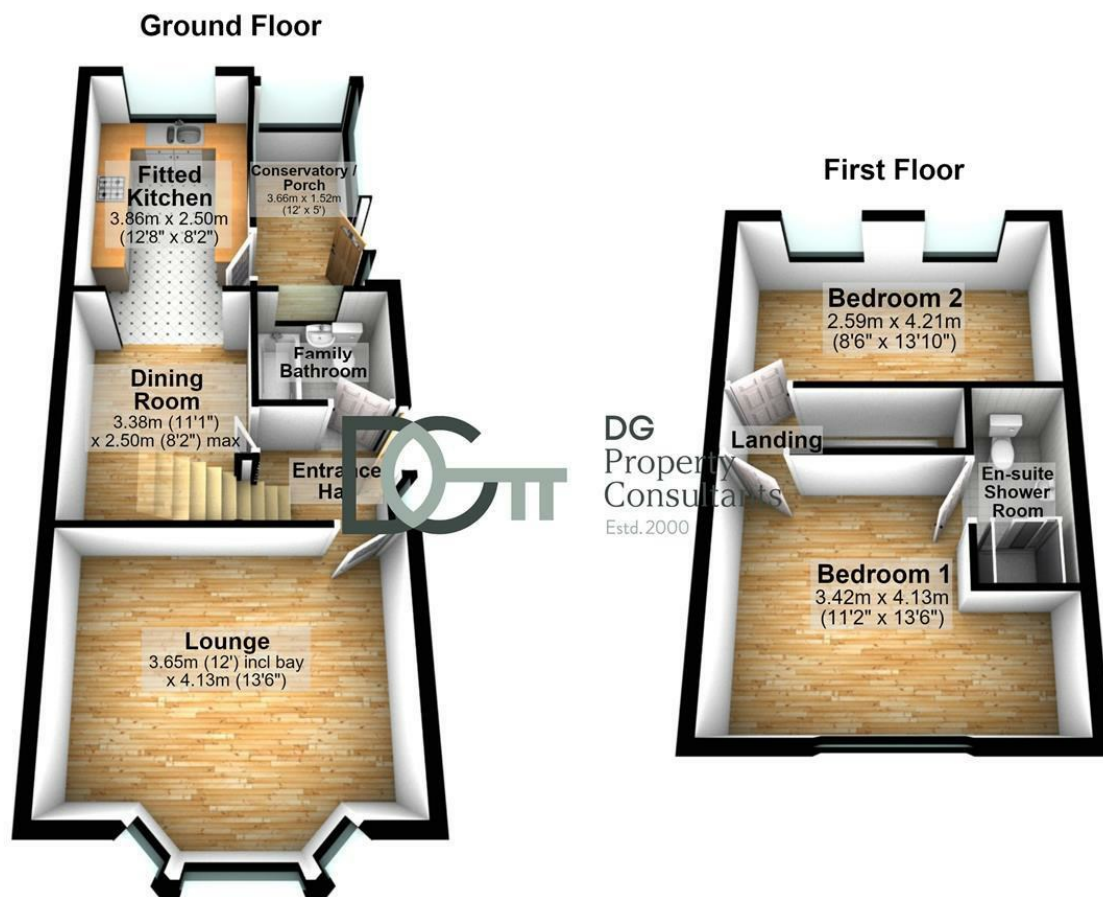
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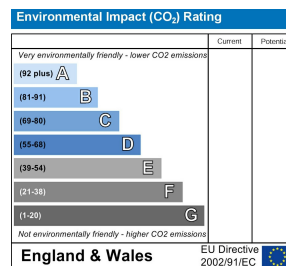
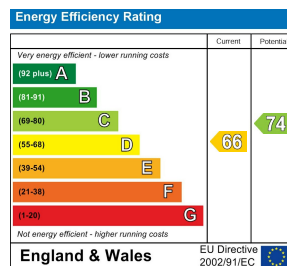
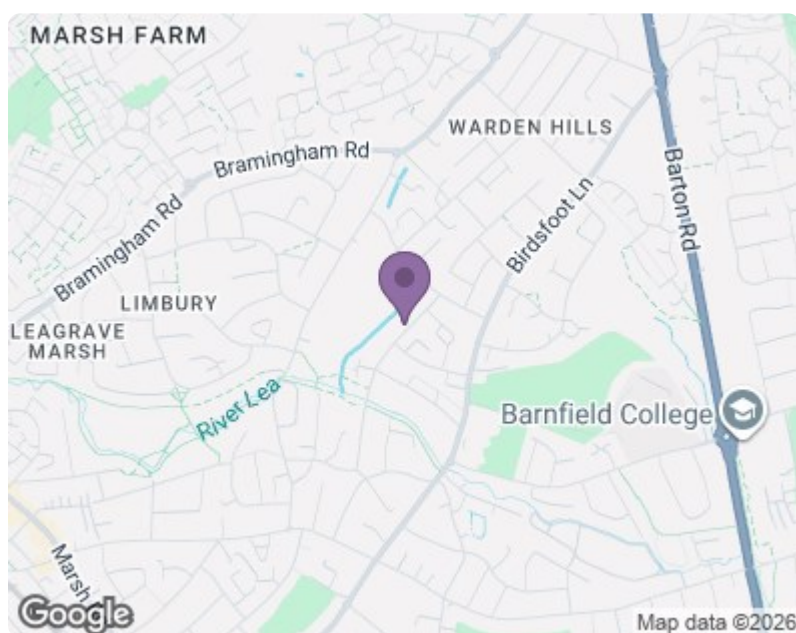
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