



indigo
residential



2 The Croft, Luton

Luton

In Excess of £360,000

2 The Croft

Luton

Description

GREAT FAMILY HOME

Benefits include CONSERVATORY, GARAGE, DRIVEWAY and LANDSCAPED REAR GARDEN.

DESCRIPTION:

Internally the property briefly comprises an entrance porch, entrance hall, kitchen benefiting from a range of wall and base units, inset sink unit, built in oven, hob and extractor and space for all appliances. There is a lounge/diner with sliding patio doors opening to the bright and airy conservatory which opens onto the rear garden.

To the first floor there is a landing, three well proportioned bedrooms with fitted wardrobes to bedrooms two and three and a shower room comprising of a walk in shower cubicle, wash hand basin and WC. There is also a separate WC with wash hand basin.

Externally there is a driveway for several cars leading to a garage with WC and a low maintenance front garden. There is also a landscaped rear garden with lawn and patio areas, shed, greenhouse and flower and shrub borders.

Heating is efficient and economical via gas to radiators whilst the windows are double glazed.

Located in this sought after road within the much favoured Sundon Park area of Luton. The area has proved incredibly popular with families where children will often attend Cheynes/Sundon Park Primary and Lealands Secondary as their Schools. The highly regarded area also consist of plenty of shops, takeaways, restaurants and a doctor's surgery close by. The M1 motorway and Leagrave station are in close proximity offering direct routes into Central London there are also and other amenities all within half a mile.

EPC rating TBA.



Entrance Porch

Entrance Hall

Lounge Diner

26' 2" x 13' 0" (7.97m x 3.97m)

Kitchen

13' 0" x 9' 1" (3.96m x 2.78m)

Conservatory

18' 1" x 8' 0" (5.51m x 2.45m)

Landing

WC

6' 6" x 3' 1" (1.98m x 0.95m)

Shower Room

6' 8" x 4' 11" (2.03m x 1.50m)

Bedroom One

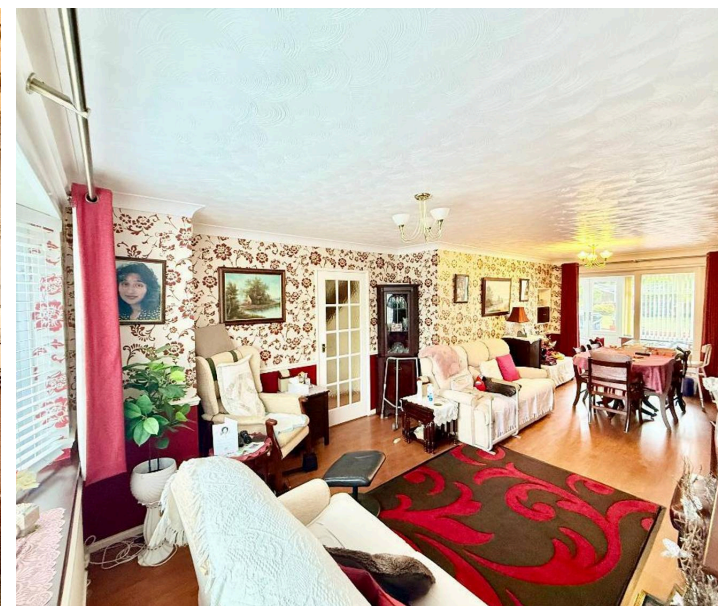
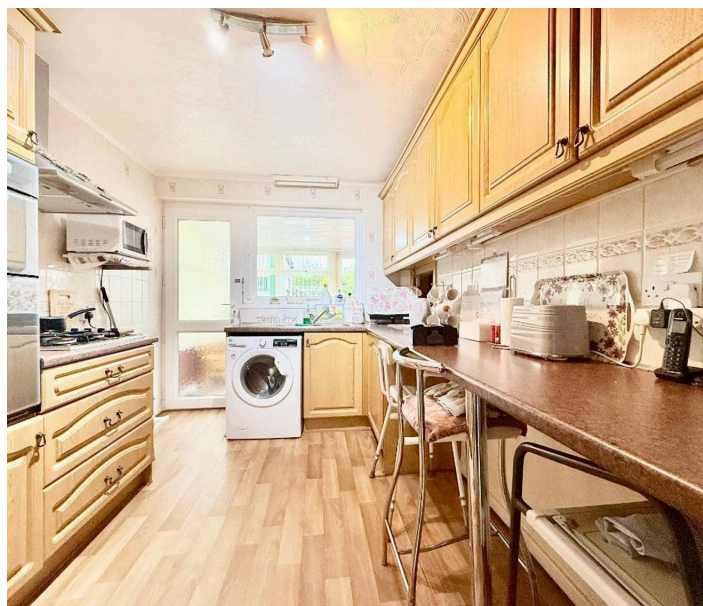
13' 0" x 12' 10" (3.96m x 3.91m)

Bedroom Two

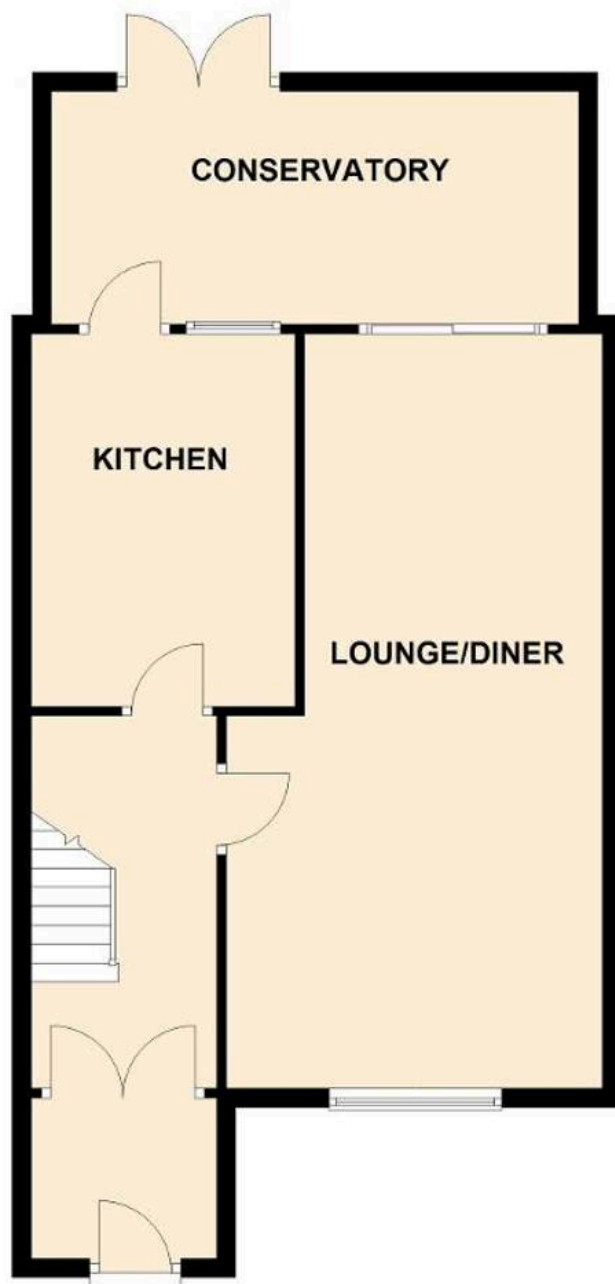
12' 6" x 10' 4" (3.81m x 3.15m)

Bedroom Three

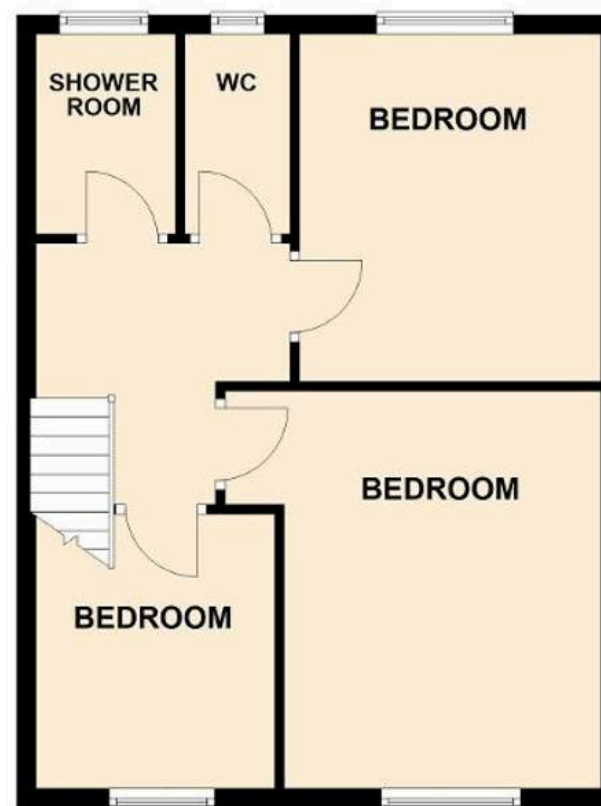
9' 1" x 8' 3" (2.78m x 2.52m)



GROUND FLOOR



FIRST FLOOR



Circa 3000sq ft excluding the triple carport.
This floorplan has been created for guidance only
Plan produced using PlanUp.