

for sale

offers in excess of **£325,000**



Lambourn Drive Luton LU2 7GQ

Situated in a quiet cul-de-sac within the ever-popular Bushmead area, this well-proportioned three-bedroom semi-detached family home offers excellent potential and a fantastic location close to local amenities, highly regarded schools and beautiful countryside walks across Warden Hills.



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Entrance Hall

Double glazed frosted door to front aspect. Stairs leading to first floor. Radiator.

Lounge

Double glazed bay window to front aspect. Radiator.

Kitchen

Double glazed window to rear aspect. Double glazed frosted door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine, dishwasher and tumble dryer. Space for a fridge/freezer. Integrated gas hob with oven and fan over. Part tiled. Combi boiler. Under stairs storage cupboard.

First Floor Landing

Loft access. Over stairs storage cupboard.

Bedroom One

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

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Part tiled. Radiator. Extractor fan.

Front Garden

Block paved driveway. Lawn area with shingle. Shrubs and trees. Path leading to front door.

Rear Garden

Lawn area with a paved patio area. Shrubs and trees.

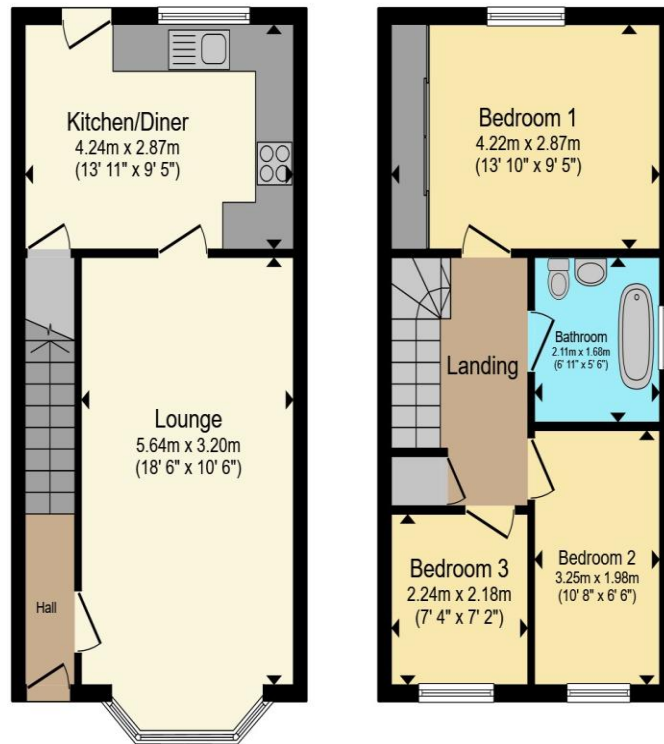
Garage

Up and over door. Power and light supply. Door to rear aspect.









Ground Floor

First Floor

Total floor area 72.7 m² (783 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: LUN104126 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online
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