



indigo
residential



6 Launton Close, Luton

Luton

In Excess of £435,000

6 Launton Close

Luton

This beautifully presented three-bedroom detached house is situated in a quiet cul-de-sac within the highly sought-after Barton Hills area, offering a superb blend of comfort, style, and practicality for modern family living. Upon entering the property, you are greeted by a welcoming entrance hall that provides access to the spacious lounge, featuring large windows that fill the room with natural light and create a warm, inviting atmosphere. The adjacent kitchen/dining area is perfect for family meals or entertaining guests, while the kitchen is fitted with a range of quality units and integrated appliances, ensuring both functionality and style. A ground floor W/C adds further convenience for residents and visitors alike. Upstairs, the property boasts three generously sized double bedrooms, each thoughtfully designed to maximise space and comfort. The master bedroom benefits from fitted wardrobes, offering ample storage, and a contemporary en-suite shower room, finished to a high standard. The remaining bedrooms are equally impressive, providing flexible accommodation for family members or guests, and are served by a modern family bathroom. Quality finishes are evident throughout the home, from the stylish flooring to the tasteful décor, creating a cohesive and elegant environment. The property is ideally positioned for access to highly regarded local schools, making it an excellent choice for families. Barton Hills is renowned for its community feel and proximity to a variety of amenities, including shops, supermarkets, and leisure facilities. Excellent transport links are available nearby, with easy access to the A6, M1 motorway, and Luton mainline train station, ensuring straightforward journeys to London and surrounding areas. This home has been meticulously maintained by its current owners, offering a turnkey opportunity for discerning buyers seeking a property with a proven history of care and attention to detail. Additional features include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. This impressive detached residence in Barton Hills presents a rare opportunity to acquire a family home of exceptional quality in a peaceful yet convenient location. Early viewing is highly recommended to fully appreciate the spacious layout, quality finishes, and the lifestyle this property affords.

- Three Double Bedrooms
- En-Suite To Master
- South Facing Garden



Porch

Lounge

15' 7" x 14' 7" (4.75m x 4.45m)

Kitchen/Diner

15' 1" x 10' 7" (4.59m x 3.23m)

Master Bedroom

11' 10" x 9' 5" (3.61m x 2.86m)

En-suite

6' 5" x 8' 4" (1.96m x 2.55m)

Bedroom Two

9' 5" x 5' 1" (2.86m x 1.56m)

Bedroom Three

12' 6" x 8' 8" (3.80m x 2.64m)

Bathroom

8' 5" x 5' 10" (2.56m x 1.78m)



GROUND FLOOR

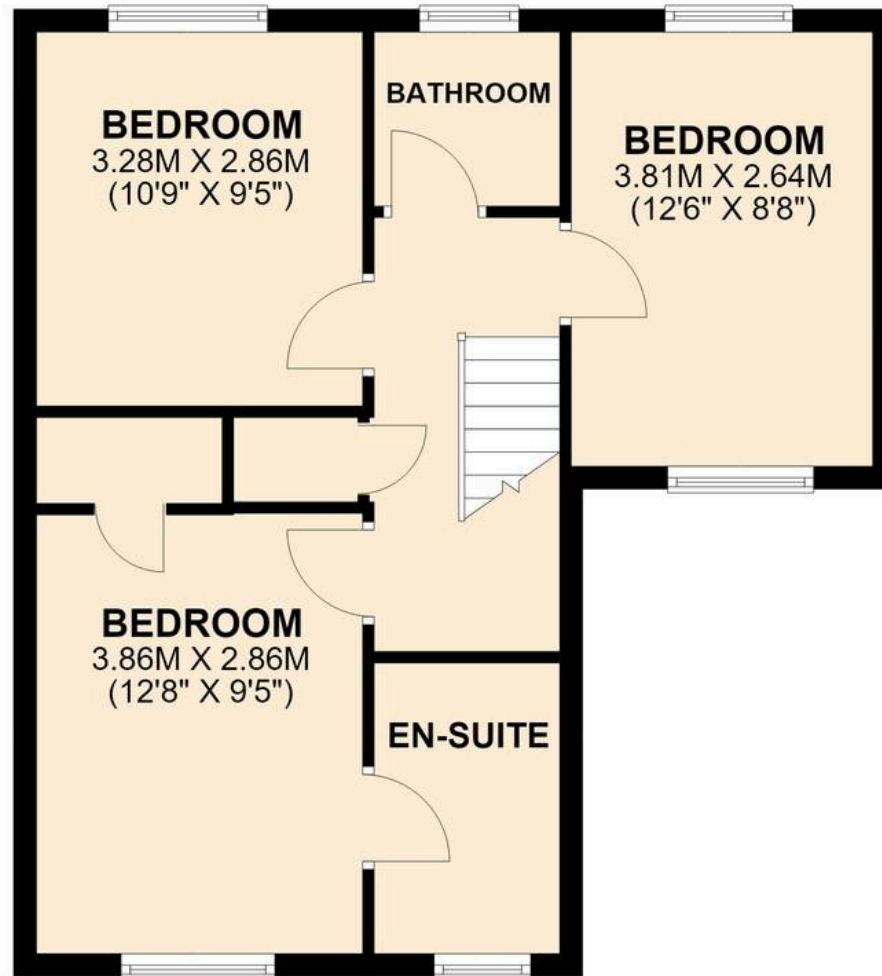
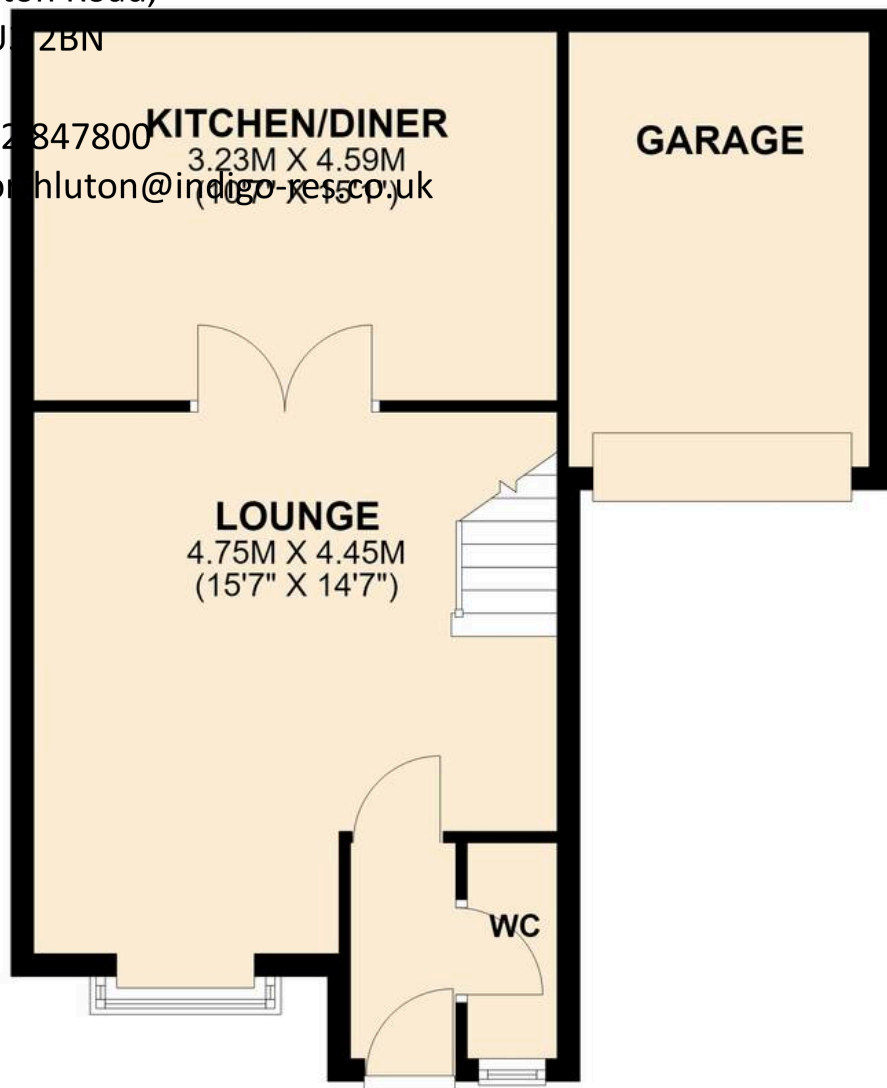
FIRST FLOOR

Barton Road

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TOTAL AREA: APPROX. 96.9 SQ. METRES (1042.5 SQ. FEET)

This floorplan has been created for guidance only
Plan produced using PlanUp.