



12 Lyneham Road, Luton, LU2 9JS

A heavily extended three double bedroom semi-detached home on the popular Lyneham Road, offering far more space than your average property in the area and ideal for family living.

The property has been significantly extended to the rear (single and double storey), creating a much larger footprint while maintaining a practical layout throughout. Downstairs features two generous reception rooms, giving plenty of flexibility for both everyday living and entertaining. To the rear there is a spacious semi open-plan kitchen and diner with additional play/family space, making it a real hub of the home. There is also a ground floor bathroom for added convenience.

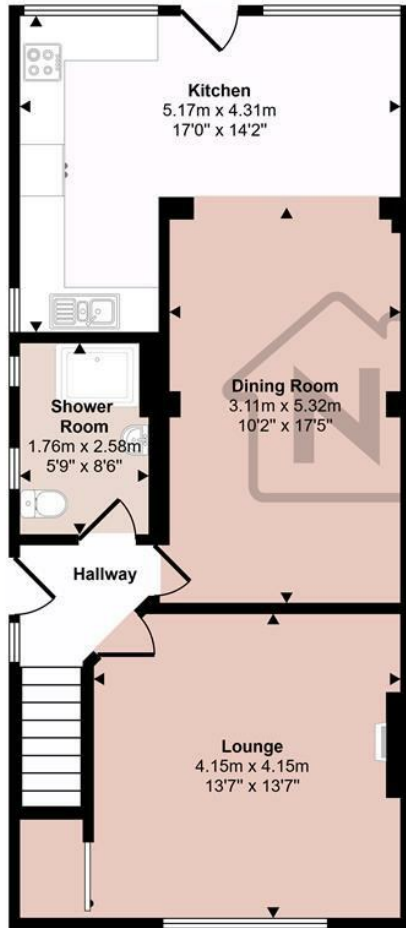
Upstairs offers three well proportioned double bedrooms along with an additional WC, making the layout ideal for a growing family.

Externally, the property really stands out. There is off road parking to the front for up to four

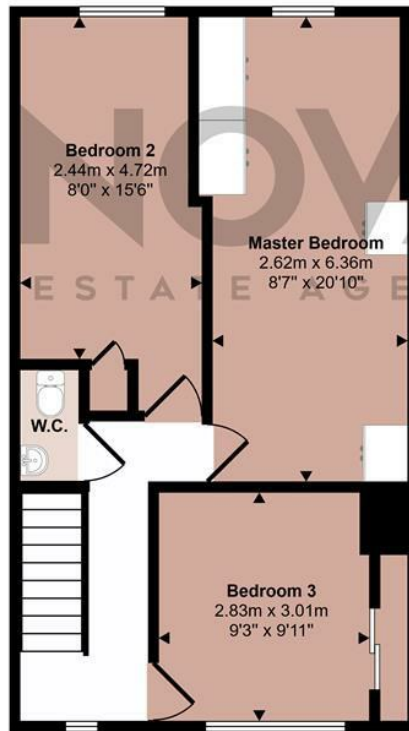
- Nova Estate Agents
- Heavily Extended Home
- Garage & Driveway
- Upstairs Wc & Downstairs Bathroom
- Three Double Bedrooms
- Open Plan Kitchen/ Diner
- Press Play Button For 360° Walkaround Tour

£375,000

Approx Gross Internal Area
156 sq m / 1681 sq ft



Ground Floor
Approx 63 sq m / 678 sq ft



First Floor
Approx 50 sq m / 536 sq ft



Garage
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	