



indigo
residential



36 Felton Close, Luton

Luton

£290,000

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Luton

Description

CHAIN FREE SEMI WITH DRIVEWAY & ADDED CONSERVATORY

INDIGO RESIDENTIAL are delighted to be marketing this chain free two double bedroom semi detached home boasting a driveway, added conservatory and potential to extend to the side.

DESCRIPTION:

This fantastic chain free property briefly comprises of an entrance hall with fitted laminate flooring which continues into the kitchen/breakfast room which boasts fitted eye and base level units with space for all white goods and an integral gas oven/hob. There are also double glazed windows and radiator. The spacious lounge comprises of laminate flooring, double glazed windows and door along with carpeted stairs leading up to the first floor.

On the first floor there are two good sized bedrooms, both of which have been carpeted and have double glazed windows. The bathroom has a white fitted suite with fitted mains fed shower over the bath and panelled walls.

Externally there is a driveway at the front with off road parking for one vehicle and at the rear paved and lawned garden with gated access to even more parking.

Felton close is situated off Twyford drive located in the very popular Wigmore area of Luton. Excellent schools are close by as is a supermarket, Luton Airport and M1 J10. There are also miles of open countryside on your doorstep.

EPC : D

COUNCIL TAX : C

- [map](#) (opens in a new window)

Ground Floor Entrance Hall: Lounge:

12' 9" x 12' 6" (3.9m x 3.82m)

Conservatory:

10' 4" x 9' 0" (3.16m x 2.75m)



Entrance Hall

Lounge

12' 10" x 12' 6" (3.90m x 3.82m)

Conservatory

10' 4" x 9' 0" (3.16m x 2.75m)

Kitchen

10' 11" x 9' 1" (3.34m x 2.77m)

Bedroom One

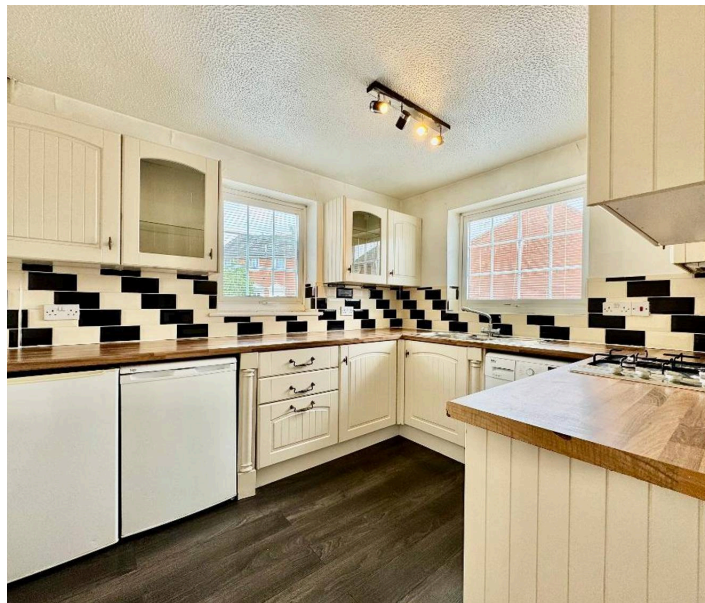
12' 6" x 10' 4" (3.82m x 3.15m)

Bedroom 2

10' 4" x 6' 4" (3.14m x 1.94m)

Front Garden & Driveway

Rear Garden



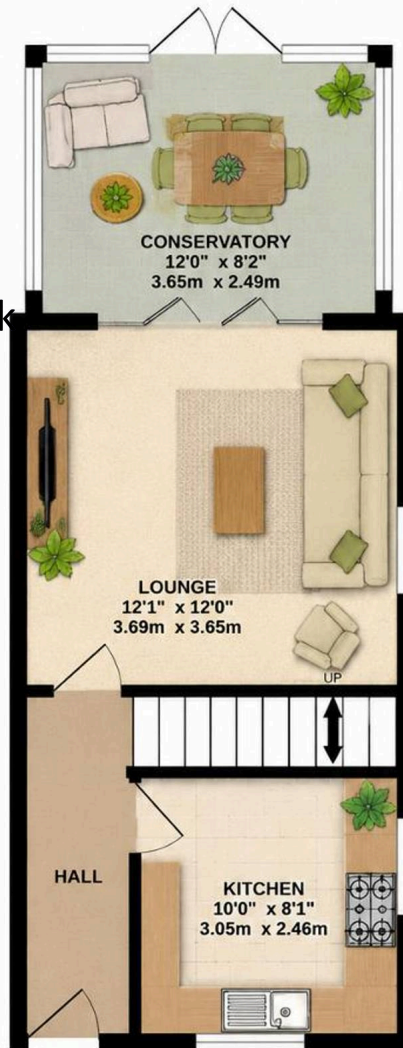
Stopsley

626 Hitchin Road,
Luton, LU2 7UG

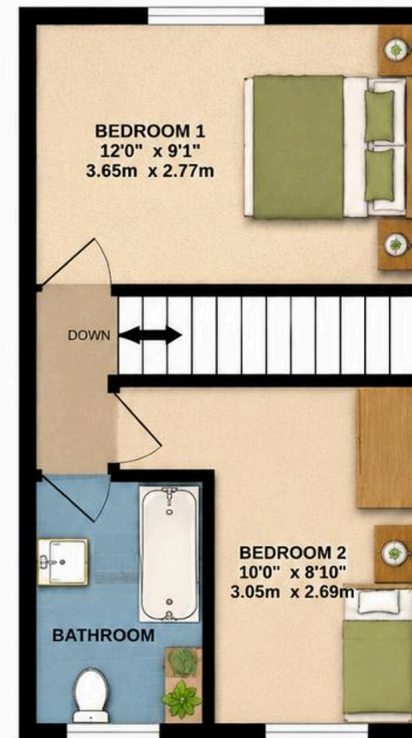
Tel: 01582 512000

Email: stopsley@indigo-res.co.uk

GROUND FLOOR
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.