



106 Wingate Road, Luton, LU4 8PY

Nova Estate Agents are delighted to offer for sale this impressive extended four bedroom semi-detached family home, providing generous and flexible living accommodation arranged over three floors.

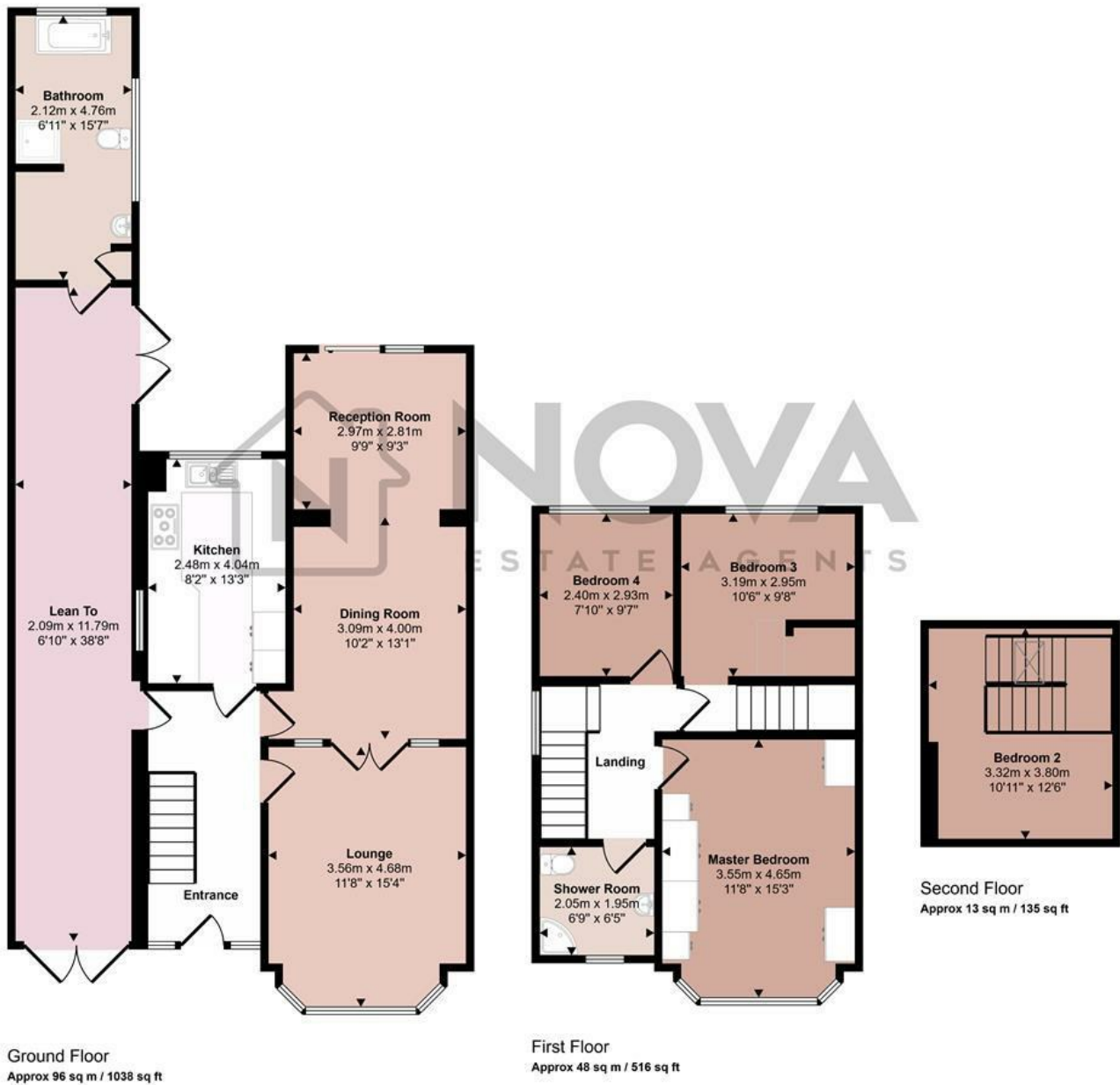
The property has benefited from a number of alterations and extensions, including a ground floor extension providing a third reception room, a loft conversion creating the fourth bedroom and the conversion of the former garage into a particularly spacious four piece bathroom.

Upon entering the property, the entrance hall provides access to the principal ground-floor accommodation, with stairs rising to the first floor. The refitted kitchen offers ample fitted units and storage, while the living space comprises a lounge, separate dining room and a third reception room, with patio doors opening directly onto the rear garden.

£400,000

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extended 4 Bedroom Family Home
- Beechwood Primary and Challney High School Catchment Areas
- Extended to The Rear, Loft & Garage
- Large Private Garden
- Utility / Storage Area
- 2 Bathrooms
- Driveway Parking

Approx Gross Internal Area
157 sq m / 1690 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	