



indigo
residential



20 Lambourn Drive, Luton

Luton

£329,995

20 Lambourn Drive

Luton

INDIGO RESIDENTIAL are delighted to offer for sale this well-maintained **three-bedroom semi-detached family home**, situated on a quiet cul-de-sac in the popular **Bushmead area of North Luton**.

The property offers well-proportioned accommodation throughout and benefits from a driveway providing off-road parking, a garage and an enclosed rear garden.

The property is entered via a welcoming **entrance hall**, with stairs rising to the first floor.

The **living room** features a fireplace and double-glazed window overlooking the front of the property.

The **kitchen/diner** is fitted with a range of wall and base units, inset sink, built-in oven and hob, together with space for a fridge/freezer and plumbing for a washing machine. The room provides a practical space for both cooking and dining.

To the **first floor** are three bedrooms and a three-piece family bathroom comprising a panelled bath, low-level WC and wash hand basin.

To the front, a **driveway provides off-road parking** and leads to the garage.

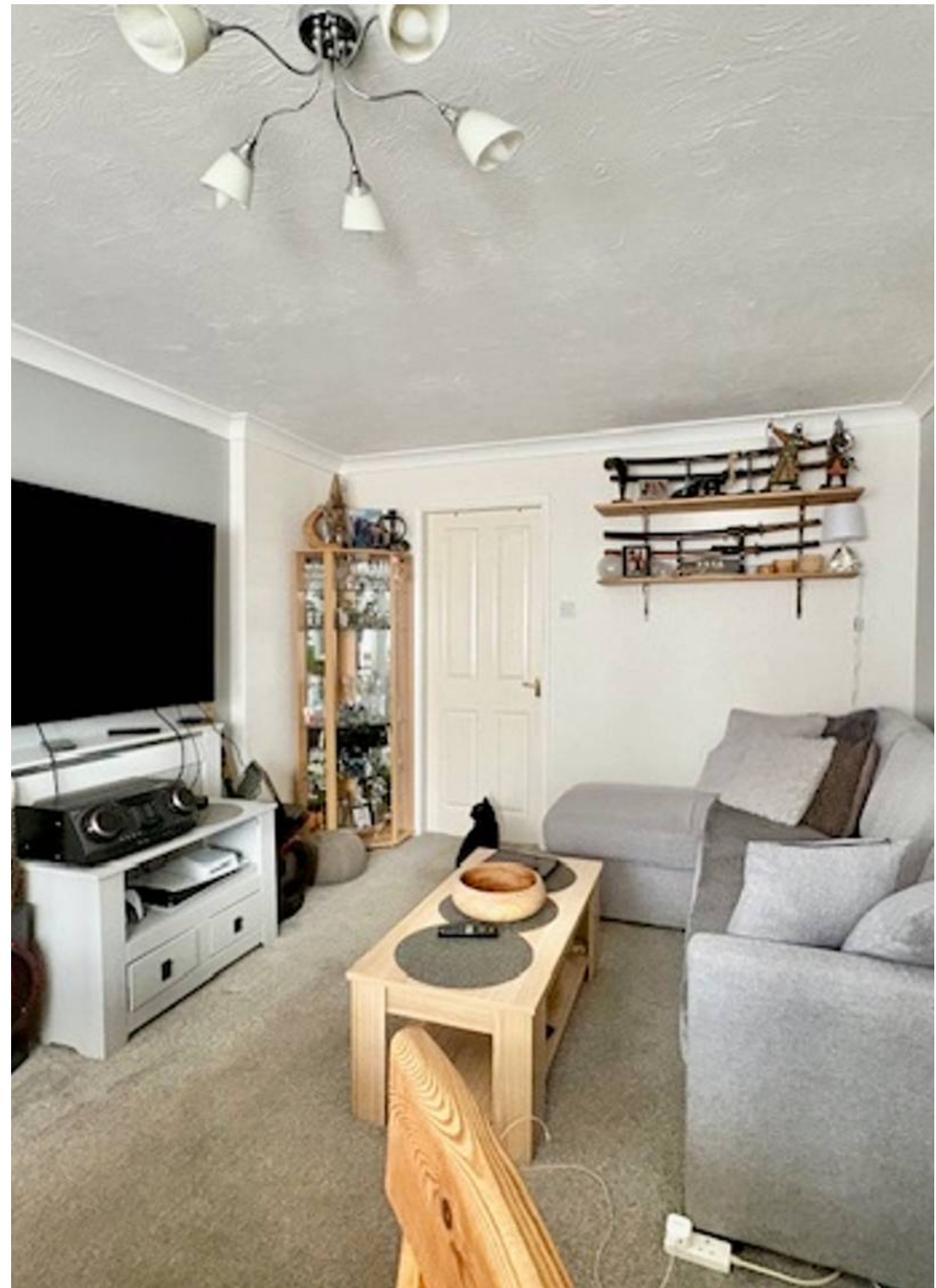
The property also benefits from an **enclosed rear garden**, providing an attractive outdoor space for families and entertaining. The property has great scope to extend STPP to create extra accommodation if required.

Lambourn Drive is situated within a quiet cul-de-sac in the popular Bushmead area of North Luton.

The property is conveniently located for a range of local amenities, including **shops, supermarkets and bus routes**, while Luton Town Centre and both **Luton and Leagrave mainline railway stations** are within a short drive.

The area is also well served by local schools, with **Bushmead Primary School and Stopsley Secondary School** among those attended by children from the surrounding area.

An internal viewing is highly recommended to fully appreciate the accommodation and location this family home has to offer.



Entrance Hall

Living Room

15' 11" x 10' 6" (4.85m x 3.21m)

Kitchen/Diner

13' 9" x 9' 11" (4.18m x 3.01m)

Landing

Bedroom One

11' 7" x 9' 3" (3.53m x 2.83m)

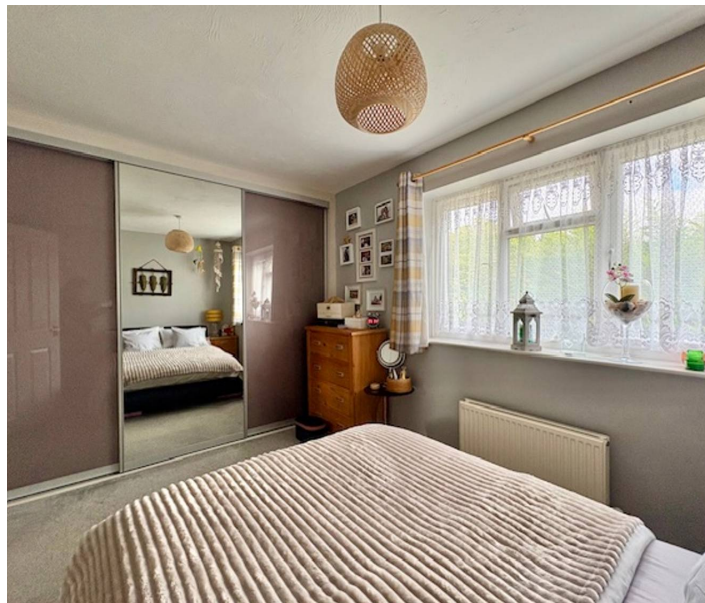
Bedroom Two

10' 3" x 6' 11" (3.12m x 2.11m)

Bedroom Three

7' 1" x 7' 1" (2.16m x 2.15m)

Family Bathroom



Barton Road

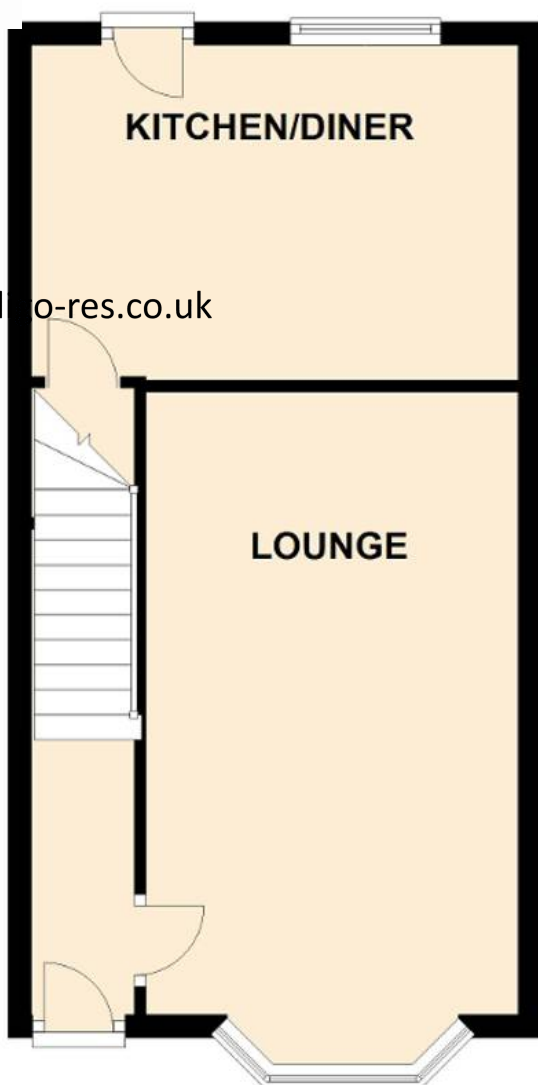
197B Barton Road,
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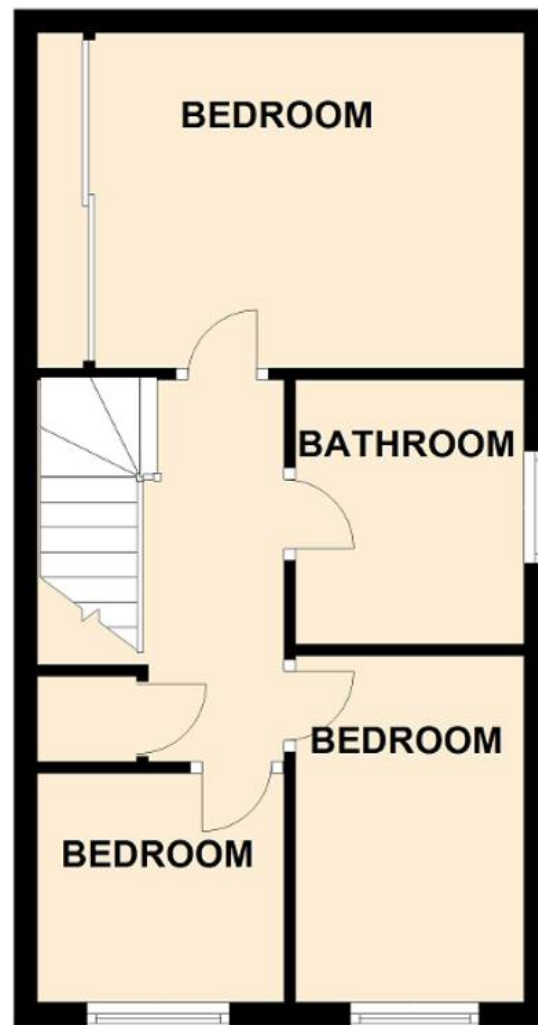
GROUND FLOOR

PPROX. 35.5 SQ. METRES (382.1 SQ. FEET)



FIRST FLOOR

APPROX. 35.2 SQ. METRES (379.2 SQ. FEET)



TOTAL AREA: APPROX. 70.7 SQ. METRES (761.3 SQ. FEET)

These Floor Plans are for illustrative purposes only. Areas shown are approximate. These plans will not show the correct wall thickness, especially in older properties. We aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floorplan. Anyone relying on the information provided should conduct a careful independent investigation of the property to determine the suitability of the property for their requirements.

Plan produced using PlanUp.