



**DG**  
Property  
Consultants  
Estd. 2000



## Laburnum Grove, Luton, Bedfordshire LU3 2DW

### Asking Price £365,000

We are pleased to offer for sale this very well presented and extended two-bedroom semi-detached bungalow, situated within the highly sought-after Warden Hills development in Luton. Offered with no upper chain, the property is ideal for buyers looking to move quickly and enjoy spacious, well-maintained accommodation throughout.

The accommodation comprises an entrance hall providing access to all rooms, a bright and comfortable living room and a modern extended kitchen/dining room excellent space for everyday living. There are two well-proportioned bedrooms, one benefiting from built-in wardrobes, along with a contemporary shower room/WC. In addition, the property benefits from a useful loft room offering versatile additional space.

Externally, the bungalow boasts an impressive private rear garden measuring approximately 120ft in length, providing a wonderful outdoor space for relaxing. To the front, there is ample off-road parking together with a one-and-a-half size detached garage.

Further benefits include UPVC double glazing and gas central heating throughout.

Located within a highly regarded residential area, the property offers excellent access to local amenities, transport links and nearby countryside walks.

Early viewing is highly recommended to fully appreciate everything this superb bungalow has to offer.

Call Team DG on 01525-310200 to arrange your viewing.



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## Ground Floor Accommodation

### Entrance Hall

Composite entrance door, single radiator, fitted carpet, textured ceiling, doors to all rooms, metal pull down metal ladder allowing access to the loft room.

### Living Room

13'5" x 8'3" (4.10m x 2.51m)



UPVC double glazed window to side, radiator, fitted carpet, power point(s), artexed ceiling, living flame fire set in feature surround.

### View of Living Room



### Kitchen/Dining Room

18'3" x 8'9" (5.56m x 2.67m)

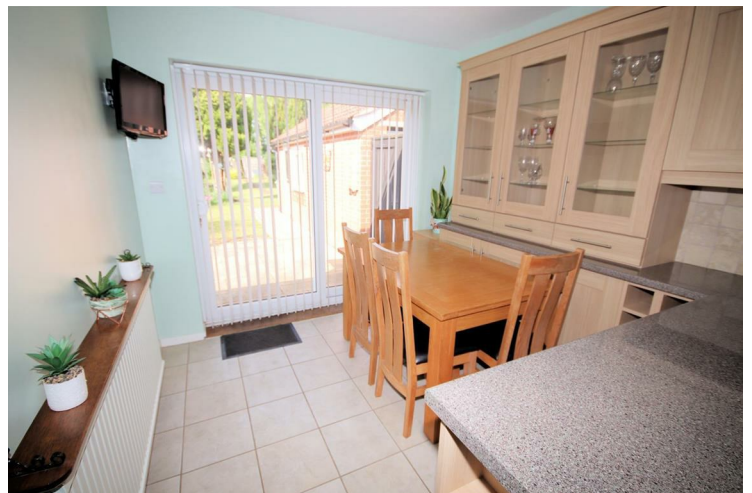


Fitted with a matching range of base and eye level units with worktop space over, kitchen display cabinet, one & half bowl stainless steel sink with mixer tap and splashback tiling, built-in fridge/freezer, plumbing for washing machine, built in oven, gas hob, uPVC double glazed window to side, double radiator, tiled flooring, power point(s), double glazed patio doors to the rear garden, Upvc double glazed door to conservatory.

### View of Kitchen/Dining Room



### View of Kitchen/Dining Room



### Conservatory

12' x 8'3" (3.66m x 2.51m)



Conservatory with polycarbonate roof, tiled flooring, Upvc french doors to the rear garden, power points, space for a fridge/freezer, plumbing for a washing machine.

### Bedroom 2

11'4" x 8'3" (3.46m x 2.51m)



Double glazed window to rear aspect, radiator, fitted carpet, power point(s).

### Bedroom 1

9'3" x 8'9" (2.83m x 2.67m)



UPVC double glazed bow window to side, fitted wardrobe(s), radiator, fitted carpet, power point(s), artexed ceiling.

### View of Bedroom 1



### Shower Room



Modern fitted three piece suite comprising, enclosed double shower cubical with shower, wash hand basin with cupboards under and a low level Wc, chrome heated towel rail, wash hand basin and WC with WC, uPVC double glazed window to side, ceramic tiled flooring.

### View of Shower Room



### Loft Room



Loft room with a Upvc dorma window overlooking the rear garden, access via a pulldown metal ladder. Potential for further accomodation (STPP).

### View of Loft Room



### Outside of the property

#### Front Garden & Driveway

Mono block front and side drive, allowing off road parking for 4/5 vehicles, many mature plants and shrubs, gate to to the rear garden, access to the garage.

### Rear Garden



Large rear garden (approx 12ft in length), large paved patio area, large lawn area, many mature shrubs, plants and trees.

### View of Rear Garden



### View of Rear Garden



## View of Rear Garden



### **One & Half Length Garage**

21' x 9' (6.40m x 2.74m)

One & half length brick built garage, power and lighting connected, UPVC double glazed window to side and Upvc double glazed side personal door, Up and over door to the front.

### **Council Tax Band**

Council Tax Band : D

Charge Per Year : £2439.93

### **The Property Misdescriptions Act 1991**

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

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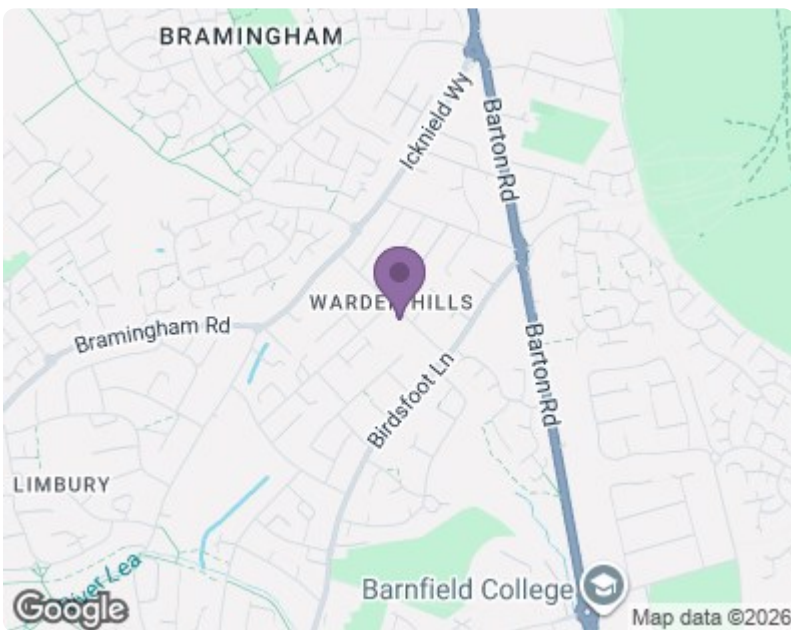
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These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

Ground Floor



Total area: approx. 64.9 sq. metres (698.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
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