

116 Poynters Road, Luton, Bedfordshire, LU4 0LA

Offers in the region of: £485,000 Freehold (Subject to contract)

Urban & Rural
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116 Poynters Road, Luton, Bedfordshire, LU4 0LA

URBAN AND RURAL * BEAUTIFULLY PRESENTED * VIEWINGS HIGHLY RECOMMENDED * DETACHED * OWNED SOLAR PANELS * THREE DOUBLE BEDROOMS * APPROX. 120FT REAR GARDEN *

Situated on the Luton and Dunstable borders is this outstanding three-bedroom detached bungalow, beautifully presented throughout and offering spacious, versatile accommodation.

Features include an entrance hall with newly fitted carpets and loft access. The loft benefits from power, lighting and a wall-mounted combination boiler. The kitchen/breakfast room is fitted with an integrated hob, double oven, extractor hood, fridge and freezer, breakfast bar, and concealed space for a washing machine, dishwasher and tumble dryer.

The principal double bedroom benefits from a walk-in dressing room with lighting and has recently been redecorated. There is a second double bedroom to the front, while the third double bedroom features a built-in pull-down double bed with LED lighting and integrated storage, making it ideal as a guest bedroom or home office.

The four-piece family bathroom comprises a Whirlpool bath and corner shower cubicle. In addition, there is a separate cloakroom accessed from the hallway.

The 16ft lounge/diner enjoys patio doors overlooking and providing access to the rear garden, creating an ideal space for both relaxing and entertaining.

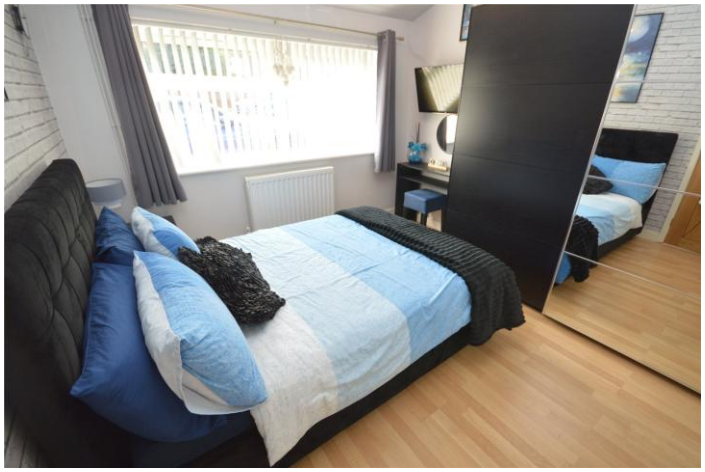
Outside, the property offers a block-paved driveway providing off-road parking for up to four vehicles, an outside water tap, EV charging point, and an enclosed carport with lighting, ideal for a smaller vehicle, motorcycles or additional storage.

The approximately 120ft rear garden includes a large raised timber decking area, a Whirlpool hot tub, and a built-in, partially enclosed bar and seating area with power and lighting. There is also a workshop with power, lighting and a separate consumer unit. The garden further benefits from floodlighting and a remote-controlled robotic lawnmower.

The property also benefits from owned solar panels to the front and side elevations, helping to reduce electricity costs, a new composite front door, new windows to the kitchen and bedrooms, and a recently redecorated principal bedroom.

EPC RATING C.







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The Local Area:

Located within a short distance to Junction 11 & Junction 11a of the M1 Motorway, Tesco Supermarket and all Transport links are also in close proximity.

Local Authority - Luton Borough Council
Council Tax Band - C

At a Glance:

- Detached
- Three Double Bedrooms
- Four Piece Bathroom
- Separate Cloakroom
- Lounge
- Kitchen/Breakfast Room
- Dressing Room
- Driveway for Four Vehicles
- 120FT Approx Rear Garden
- Carport



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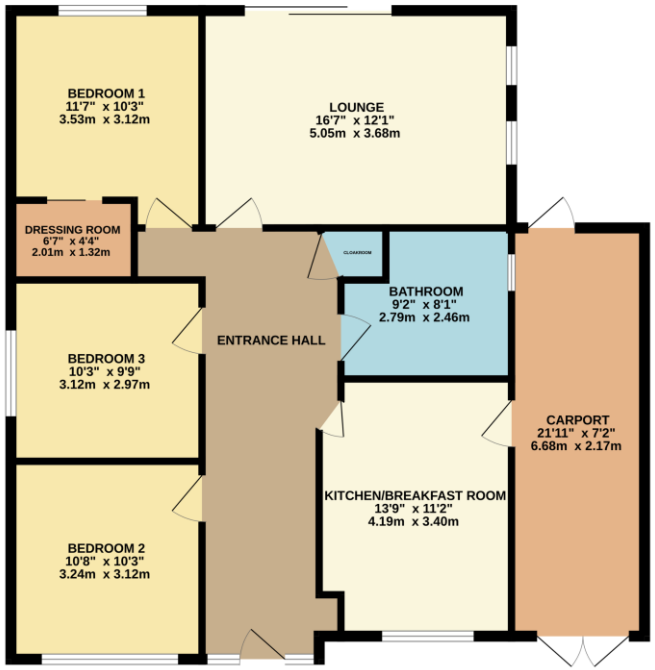




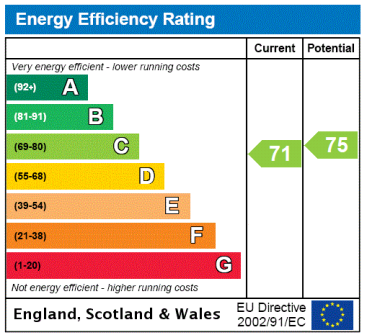


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GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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.
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