

16 Finsbury Road, Luton, Bedfordshire, LU4 9AH

Offers in excess of: £475,000 Freehold (Subject to contract)

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URBAN AND RURAL LEAGRAVE * STUNNING CONDITION THROUGHOUT * EXTENDED * 0.4 MILES TO LEAGRAVE TRAIN STATION * IDEAL FOR A LARGE FAMILY * REFITTED KITCHEN AND BATHROOM * LARGE REAR GARDEN * 25FT GARAGE

Located within close proximity to all local amenities and approximately 0.4 miles from Leagrave Train Station is this beautifully presented and substantially extended three bedroom detached bungalow, offering spacious and versatile accommodation throughout.

Features include; spacious entrance porch with a built-in storage cupboard, cloakroom, main double bedroom with built-in wardrobe, second double bedroom currently being used as a dining room, third double bedroom, and a spacious refitted three-piece bathroom suite.

The property further benefits from a refitted kitchen/breakfast room with integrated hob and oven, breakfast bar and wall-mounted combination boiler.

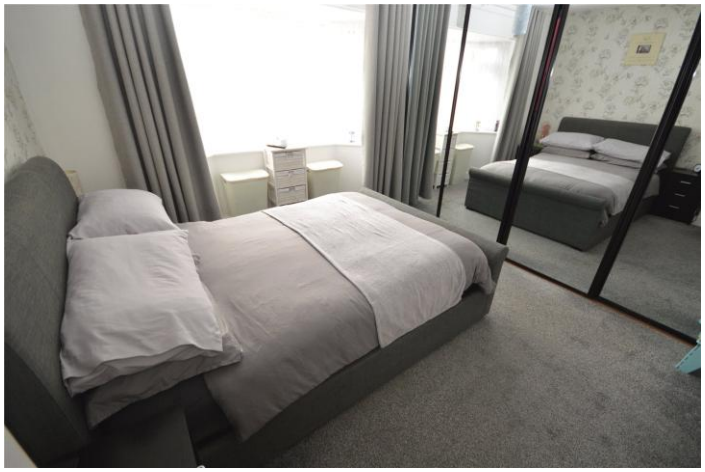
A 21ft lounge provides an excellent family and entertaining space, featuring a feature electric fireplace and French doors leading directly onto the rear garden.

Outside has a low-maintenance front garden, driveway providing parking for three vehicles, and a substantial 25ft garage with power and light.

To the rear is a stunning approximately 100ft garden, featuring a raised decking area, summerhouse, workshop and tool shed, providing excellent outdoor space for families and entertaining.

EPC RATING TBC.







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The Local Area:

Situated within walking distance to Leagrave Mainline Train Station. Junction 11 of the M1 Motorway and all other local amenities are in close proximity.

Local Authority - Luton Borough Council
Council Tax Band - D

At a Glance:

- Detached
- Three Bedrooms
- Refitted Kitchen and Bathroom
- 21ft Lounge
- 25ft Garage
- Driveway
- 100ft Rear Garden
- Close to Train Station



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GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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