



14 Baldock Close, Luton, Bedfordshire, LU4 0PL
Asking Price: £325,000 Freehold (Subject to contract)

Urban & Rural
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14 Baldock Close, Luton, Bedfordshire, LU4 0PL

URBAN & RURAL LEAGRAVE | THREE-BEDROOM SEMI-DETACHED |
CUL-DE-SAC LOCATION | NO UPPER CHAIN | CLOSE TO LOCAL
AMENITIES

Situated in a popular residential area of Leagrave, conveniently located within easy reach of Luton and Dunstable, this spacious three-bedroom semi-detached family home offers well-proportioned accommodation, a private rear garden and excellent potential for family living.

The property benefits from a welcoming entrance hall with stairs to the first floor and useful understairs storage. The ground floor further comprises a comfortable lounge featuring a gas fireplace, a separate dining room and a fitted kitchen with an integrated hob and oven, alongside a wall-mounted boiler.

Upstairs, the first-floor landing provides access to the loft, which benefits from lighting and is partially boarded for additional storage. There are two double bedrooms, a spacious third bedroom, a family bathroom fitted with a P-shaped bath and a separate WC.

Externally, the property enjoys a well-maintained front garden with nearby casual parking bays. The enclosed rear garden provides an ideal outdoor space for relaxing and entertaining, complemented by two storage sheds and established apple tree.

EPC Rating: D



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The Local Area:

Situated in close distance to Junction 11a of the M1 Motorway, Legrave Train Station, Luton and Dunstable Hospital and the popular Chalk hill Academy are also in close proximity.

Local Authority - Luton Council

Council Tax Band - B

At a Glance:

- Close to All Amenties
- Lounge
- Separate Dining Room
- Kitchen
- Three Good Sized Bedrooms
- Bathroom
- Separate WC
- Front and Rear Gardens

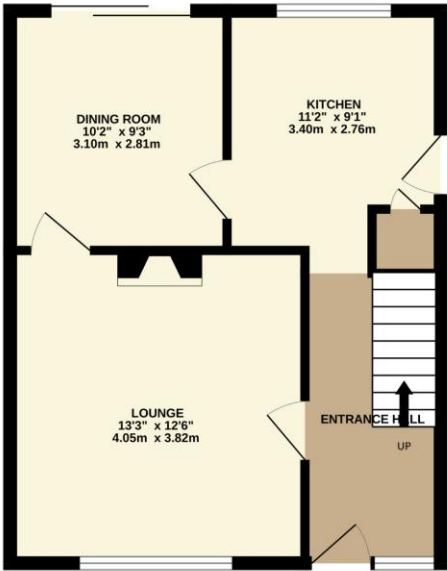


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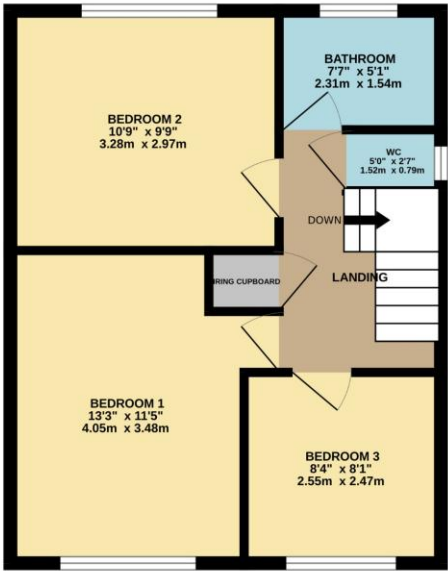


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GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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