

for sale

offers in excess of **£325,000**



## St. Olams Close Luton LU3 2LD

This three/four bedroom family home has been lovingly looked after by its current owner, it has been extended to the rear allowing spacious living and is situated in the ever popular Icknield catchment in a cul-de-sac. This makes the ideal first time purchase for a growing family.



# St. Olams Close Luton LU3 2LD

## Entrance Hall

Double glazed frosted door and window to front aspect. Storage cupboard. Stairs leading to first floor. Wooden flooring. Radiator.

## Kitchen/Breakfast Room

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Integrated gas hob with oven and fan over. Integrated fridge/freezer. Combi boiler.

## Lounge

Double glazed window to rear aspect. Wooden floor. Two

radiators.

## Dining Room/Bedroom Four

Double glazed bi folding doors to rear aspect. Wooden flooring. Radiator.

## First Floor Landing

Loft access - part boarded and insulated.

## Bedroom One

Double glazed window to front aspect. Radiator.



## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bedroom Three

Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed frosted window to front aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Heated towel rail. Fully tiled. Extractor fan.

## Front Garden

Lawn area with paved pathway to front aspect. Shrubs and trees.

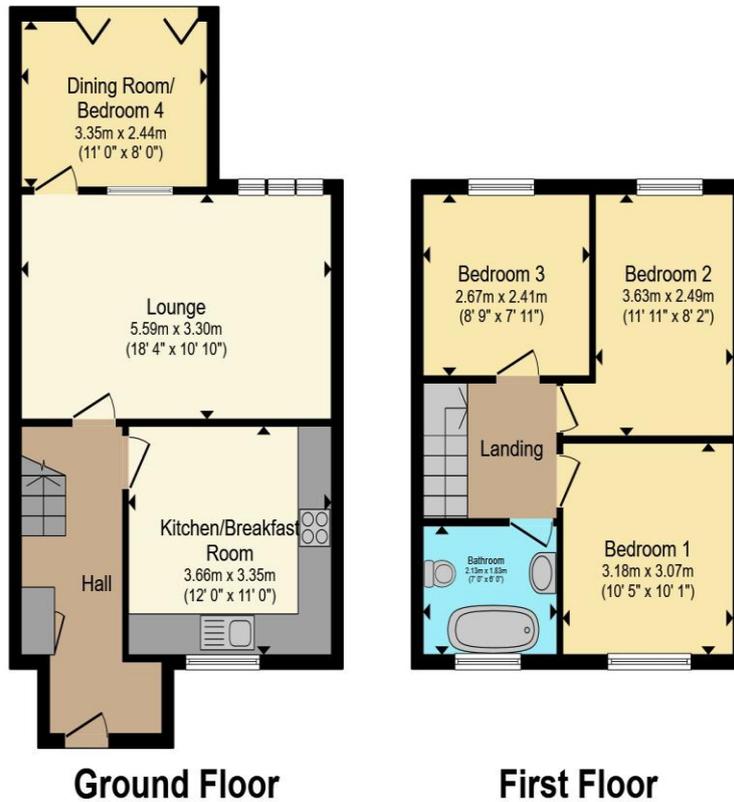
## Rear Garden

Paved courtyard garden with shrubs.

## Garage

Situated in a block. White door.





Total floor area 86.3 m<sup>2</sup> (929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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1A Riddy Lane  
 LUTON LU3 2AD

Property Ref: LUN103812 - 0006

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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