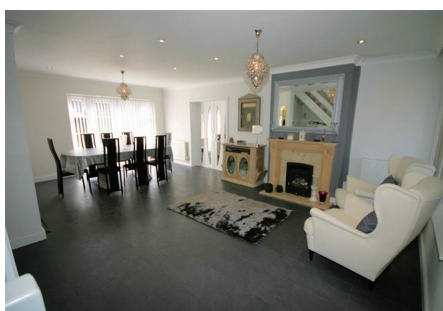


dg Property Consultants

Linking people to properties



Old Bedford Road Area, Luton, Bedfordshire LU2 7BQ

Asking Price £799,995

dg Property Consultants Extended Executive Residence. Beautifully presented 5 bedroom detached property positioned on a corner plot and located just off the sought after Old Bedford Road. Accommodation comprises: Entrance hall, cloakroom, large combined lounge/dining room, large separate living room, refitted kitchen/breakfast room, utility room, 2nd kitchen, 1st floor landing, 5 bedrooms, 2 with en-suites plus large family four piece bathroom, ample off road parking, garage and large enclosed rear garden. To appreciate delightful family home, viewing is essential.

dg Property Consultants - Residential Sale - Lettings & Management

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

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Letting: T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk



Ground Floor

Entrance Hall



Composite entrance door, replacement uPVC double glazed window to side with vertical blinds, single radiator, ceramic tiled flooring, power point(s), two recessed ceiling spotlights, door to cloakroom and door to lounge/dining room.

Cloakroom



Replacement uPVC double glazed window to front, recently refitted two piece suite comprising, vanity wash hand basin in vanity unit with cupboard under, low-level WC, chrome heated towel rail, full height ceramic tiling to all walls, ceramic tiled flooring, panelled ceiling with two recessed ceiling spotlights.

Lounge / Dining Room

22'6" x 17'0" (6.86m x 5.19m)



UPVC double glazed bay window to front with vertical blinds, feature living flame effect gas fire set in feature surround, three double radiators, laminate tiled flooring, double power point(s), coved ceiling with 10 recessed ceiling spotlights, carpeted stairs to first floor landing, two replacement uPVC double glazed window to rear with vertical blinds incorporating UPVC double glazed french double doors to garden, double doors to living room, door kitchen /breakfast room.

View of Lounge / Dining Room



View of Lounge / Dining Room



Living Room

22'6" x 13'0" (6.86m x 3.96m)



Replacement uPVC double glazed bay window to front with vertical blinds, Replacement uPVC double glazed window to rear with vertical blinds, replacement uPVC double glazed window to side with vertical blinds, three double radiators, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling with eight recessed ceiling spotlights and 2 pendant lights, wall mounted electric fire.

View of Living Room



Kitchen/Breakfast Room

10'0" x 13'0" (3.04m x 3.96m)



Refitted kitchen with a matching range of base and eye level

units with worktop space over, matching breakfast bar with 5 matching stools, twin stainless steel bowl with stainless steel swan neck mixer tap and tiled splashbacks, built-in integrated dishwasher, built-in electric fan assisted double oven, five ring gas hob with extractor hood over, microwave, two replacement uPVC double glazed windows to rear with corded curtains, upright wall radiator, ceramic tiled flooring, TV point(s), double power point(s), six recessed ceiling spotlights plus 1 pendant light, door to utility room.

View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



Utility Room

8'10" x 7'6" (2.69m x 2.29m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap and tiled splashbacks, upright fridge/freezer, automatic washing machine and tumble dryer, replacement uPVC double glazed window to rear, single radiator, ceramic flooring, double power point(s), five recessed ceiling spotlights, wall mounted gas combination boiler serving heating system and domestic hot water serving heating system with heating timer control, uPVC double glazed door to rear garden, door to 2nd kitchen.

View of Utility Room



2nd Kitchen

14'6" x 7'6" (4.42m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, 2 ring gas hob with extractor hood over, upright fridge/freezer, replacement uPVC double glazed window to front, vinyl flooring, double power point(s), fluorescent strip lighting, uPVC double glazed entrance door to front of property.

1st Floor

Landing

Fitted carpet, double power point(s), recessed ceiling spotlights, plus two ceiling sun pipes, access to loft space, two smoke detectors, access to all bedrooms and family bathroom.

Bedroom 1

14'7" x 12'0" (4.44m x 3.66m)



Replacement uPVC double glazed window to front with vertical blinds, fitted bedroom suite with a range of wardrobes plus two bedside cabinets, fitted carpet, double power point(s), five recessed ceiling spotlights plus 1 pendant light, door to en-suite shower room.

View of Bedroom 1



View of Bedroom 1



En-suite Shower Room



Recently refitted with three piece suite comprising tiled shower cubicle with power shower and folding glass screen, vanity wash hand basin in vanity unit with drawers and mixer tap, low-level WC and chrome heated towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, full height ceramic tiling to all walls, replacement uPVC double glazed window to rear.

Bedroom 2

10'0" x 10'10" (3.05m x 3.31m)



Replacement uPVC double glazed window to rear with vertical blinds, double wardrobe(s) with sliding doors, bedside cabinet and drawers, wooden laminate flooring, double power point(s), coved ceiling with pendant light, door to en-suite.

En-suite Shower Room



Recently refitted with three piece suite comprising tiled shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap and full height ceramic tiling to all walls, low-level WC, chrome heated towel rail, extractor fan, wall mounted, mirrored cabinet, shaver point, replacement uPVC double glazed window to rear, ceramic tiled flooring, three recessed ceiling spotlights.

Bedroom 3

12'0" x 10'0" (3.66m x 3.05m)



Replacement uPVC double glazed window to front with vertical blinds, built-in wardrobe(s), single radiator, fitted carpet, double power point(s), coved ceiling with five recessed ceiling spotlights.

Bedroom 4

9'4" x 13'10" (2.85m x 4.22m)



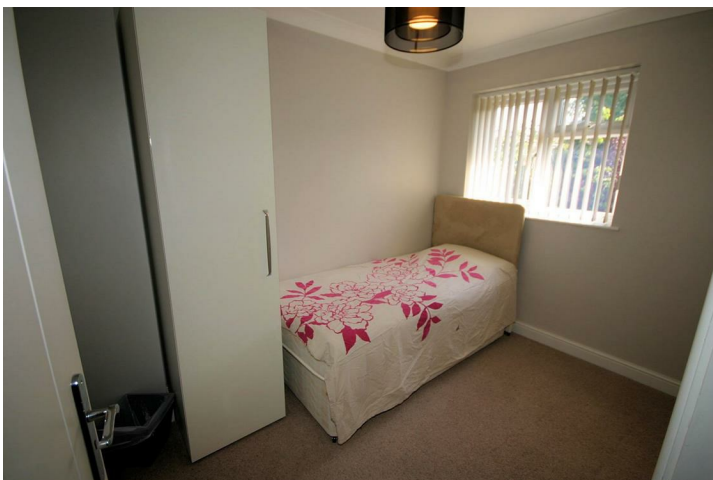
Replacement uPVC double glazed window to front with vertical blinds, fitted bedroom suite dressing table, single radiator, fitted carpet, TV point, double power point(s) with four recessed ceiling spotlights plus one pendant light.

View of Bedroom 4



Bedroom 5

10'7" x 7'0" (3.22m x 2.13m)



Replacement uPVC double glazed window to rear with vertical blinds, single wardrobe(s), single radiator, fitted carpet, double power point(s), coved ceiling with pendant light.

Family Bathroom



Recently refitted bathroom with four piece suite comprising freestanding roll topped bath with mixer taps & hand held shower, wash hand basin in vanity unit, low-level WC, separate shower cubical with power shower, chrome heated towel rail, wall mounted mirror plus separate bathroom cabinet, uPVC double glazed window to rear with corded curtain rail, ceramic tiled flooring, five recessed ceiling spotlights plus two ceiling extractor fan.

View of Family Bathroom



Outside

Front Garden & Drive



Front mono block drive with off road parking or 6 vehicles, laid top lawn with mature shrubs & plants, side gate to rear garden,

Enclosed Rear Garden



Enclosed rear garden by brick wall & timber fence, large paved patio area, laid to lawn, mature shrubs, trees & plants, side access to front of property, timber garden shed.

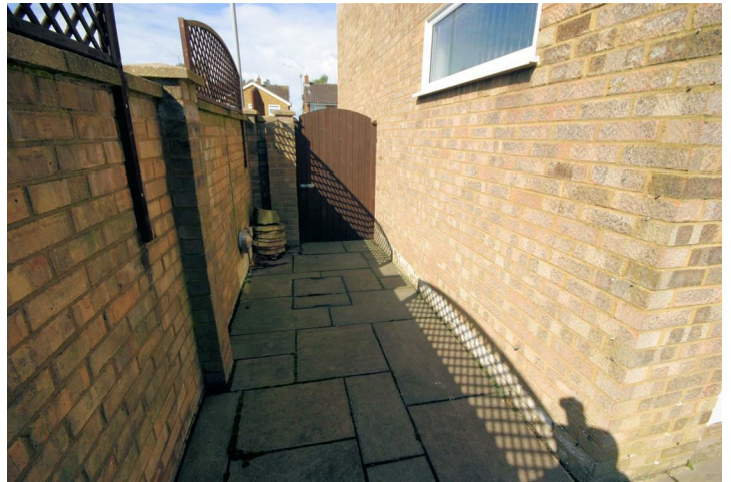
View of Rear Garden



View of Rear Garden



Rear Garden Side Area



Single Garage

Single garage with power and light connected, metal up and over door.

MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through dg Property Consultants.

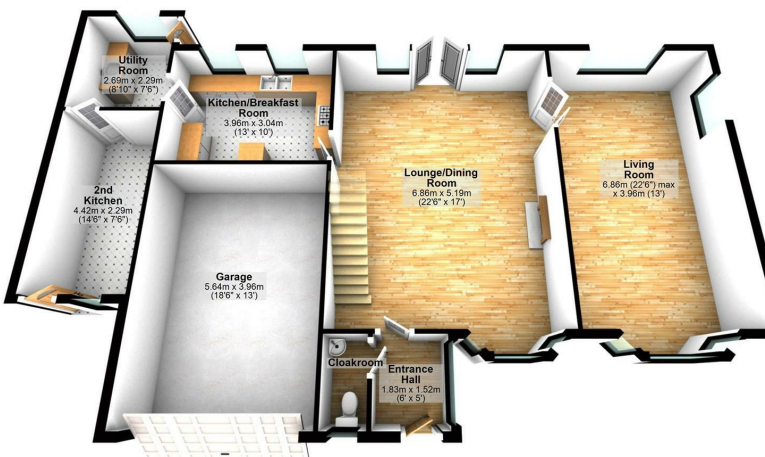
Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

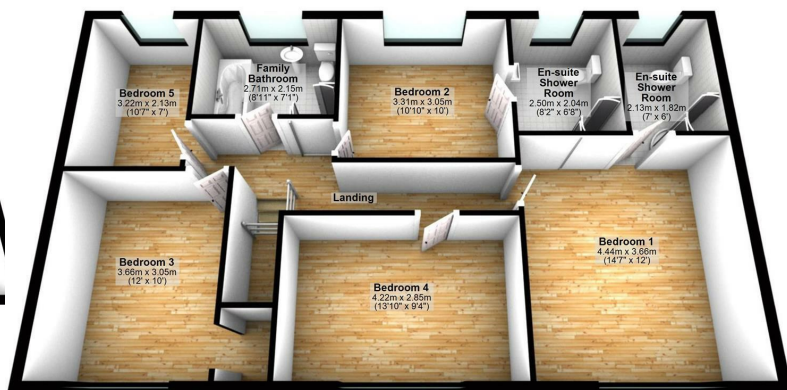
MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority

to make or any representation or warranty whatsoever in relation to this property.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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