

Dunstable Office:

01582 477 077



HOUSEHOLD
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Brunel Road, Luton, Bedfordshire

£240,000 Freehold



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Brunel Road, Luton, Bedfordshire

£240,000



Front

To the front is a well maintained low maintenance shingled garden with mature shrubs and trees enclosed by low brick wall surround. To the side is a driveway providing parking for one vehicle with a side path leading to the side access and to:

Entrance Hall

PVC composite front door. Stairs rising to the first floor landing. Door to:

Kitchen

8'11" x 9'9" (2.72m x 2.97m)
Fitted matching base and eye level units with fitted single sink and draining board unit inset to worktops over. Fitted oven, hob and extractor hood above. Spaces for washing machine and fridge/freezer. uPVC double glazed window to rear aspect. Radiator. Vinyl flooring. Open doorway to living room. Door to:

Lobby

Door to side access. Doors to:

Utility Room

5'3" x 6'11" (1.61m x 2.10m)
uPVC double glazed window to front aspect.

Store Room

Lounge/Dining Room

18'3" x 14'1" (5.56m x 4.29m)
Radiator. uPVC double glazed windows to front aspect. Feature fireplace. uPVC double glazed sliding patio doors to rear garden.

First Floor Landing

Fitted carpet. uPVC double glazed window to rear aspect. Doors to:

Bedroom 1

12'6" x 12'11" (3.80m x 3.93m)
Fitted carpet. uPVC double glazed windows to front aspect. Radiator. Door to airing cupboard.

Bedroom 2

11'6" x 11'1" (3.51m x 3.37m)
Fitted carpet. uPVC double glazed windows to front aspect. Radiator.

Bedroom 3

7'11" x 8'0" (2.42m x 2.45m)
Fitted carpet. uPVC double glazed windows to rear aspect. Radiator.

Bathroom

Fitted two-piece suite including bath

with mixer tap shower attachment and wash hand pedestal. Fitted carpet. uPVC double glazed obscure window to rear aspect.

Separate WC

Low-level wc. Fitted carpet. uPVC double glazed obscure window to rear aspect.

Rear Garden

To the rear is a generous sized garden with well proportioned patio and lawn areas with mature shrubs, plants and tree borders. Feature wishing well. Shed. Greenhouse.

address: 15b High Street North
Dunstable, Beds LU6 1HX
telephone: 01582 477 077
email: dunstable@house-hold.co.uk
website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give 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 any 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 purchasers 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 Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Located on the borders of LUTON & DUNSTABLE, this home benefits from a DRIVEWAY, a GOOD SIZE REAR GARDEN and NO UPPER CHAIN!

Household Estate Agents are delighted to have been instructed as Sole Agents on this FANTASTIC HOME which is suitable for ALL BUYERS due to the versatility in the accommodation offering nearly 900 SQ.FT. Further benefits include GOOD SIZE BEDROOMS, DUAL-ASPECT LOUNGE/DINING ROOM, UTILITY & STORE and PLENTY OF POTENTIAL TO EXTEND (STPP).

Located in Lewsey Farm, this is an IDEAL HOME FOR COMMUTERS with Junctions 11a & 11 on the doorstep as well as being within close proximity to TWO MAINLINE TRAIN STATIONS (LEAGRAVE HIGH STREET & LUTON TRAIN STATIONS). This family home has GREAT SCHOOLING close by such as CHANTRY PRIMARY ACADEMY and THE CHALK HILLS ACADEMY.

The accommodation comprises entrance hall, lounge/dining room, kitchen, lobby, utility, store room, first floor landing, three bedrooms, bathroom and separate wc. There are generous gardens to the front and rear. Further benefits include uPVC double glazing throughout and gas central heating.



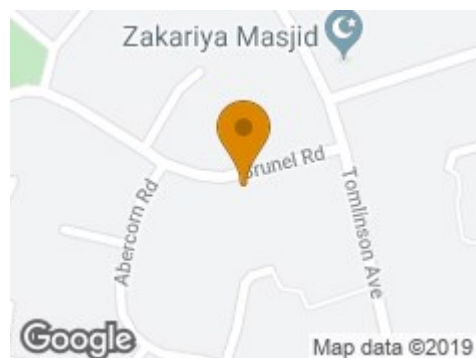
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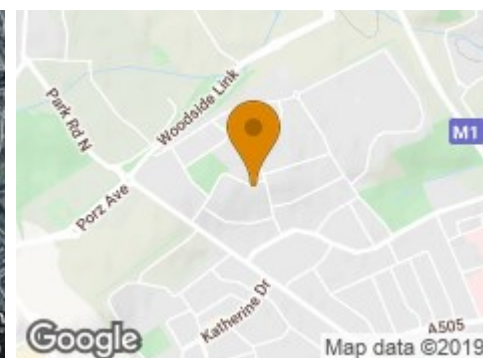
Road Map



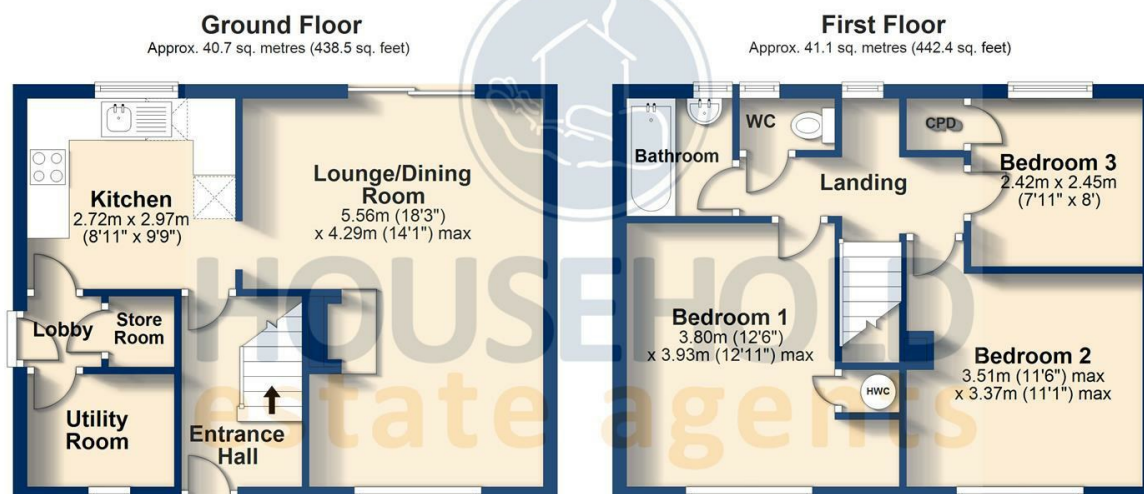
Hybrid Map



Terrain Map



Floor Plan



Total area: approx. 81.8 sq. metres (880.9 sq. feet)

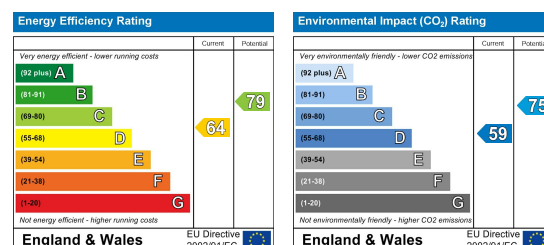
Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.

Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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