

Memorial Road | Luton



£350,000

Are you looking for a fantastic family home where you can move your furniture straight in? Then look no further. Call us today to arrange a viewing 01582 249155.

01582 249155

www.venture-residential.co.uk

Description

Venture Residential are delighted to bring to the market this immaculate four bedroom detached property.

This beautiful spacious family home has been upgraded with a modern fitted kitchen with ceramic floor tiles. The family bathroom, en-suite and cloakroom have all been fitted with new white suites and ceramic floor tiles. The property benefits from a kitchen extension and a loft conversion.

Briefly comprising an entrance hall, cloakroom, lounge, open plan kitchen/diner, family bathroom, three bedrooms on the second floor and a further bedroom in the loft with en-suite, front garden with off road parking and a rear garden. This property further benefits from double glazed windows, laminate flooring to the ground floor and new carpets to the bedrooms.

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Ground floor

Entrance Hall

Door to front aspect, under stair cupboard and feature wall mounted radiator.

Cloakroom

Newly fitted with Low level WC, wash hand basin with vanity unit, fully tiled and double glazed window to side aspect.

Lounge 14' 1" x 12' 2" (4.3m x 3.7m)

Double glazed window to front aspect, radiator, television aerial point and carpeted.

Kitchen/Diner 23' 11" x 18' 1" (7.3m x 5.5m)

Open plan fitted kitchen with a range of wall and base units with work surfaces, stainless steel sink unit, electric oven, gas hob, cooker hood, plumbing for washing machine, space for fridge/freezer, central heating boiler, ceramic floor tiles and laminate flooring, double glazed window rear and side aspects, velux windows and patio doors leading to rear garden.

Front garden

Off Road parking.

Rear Garden

Enclosed garden, mainly laid to lawn and patio area



First floor

First Floor Landing

Stairs from entrance hall, double glazed window to side aspect and loft access.

Bedroom 1 12' 6" x 10' 2" (3.8m x 3.1m)

Double glazed window to front aspect and radiator.

Bedroom 2 9' 6" x 7' 7" (2.9m x 2.3m)

Double glazed window to rear aspect and radiator.

Bedroom 3 12' 2" x 13' 9" (3.7m x 4.2m)

Double glazed window to front aspect and radiator.

Bathroom

Double glazed window to front aspect, bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, heated towel rail, fully tiled and storage area.



First floor

Loft room 11' 6" x 10' 6" (3.5m x 3.2m)

Velux windows.

En-suite

Shower cubicle with shower pedestal wash hand basin, low level WC, extractor fan and fully tiled.

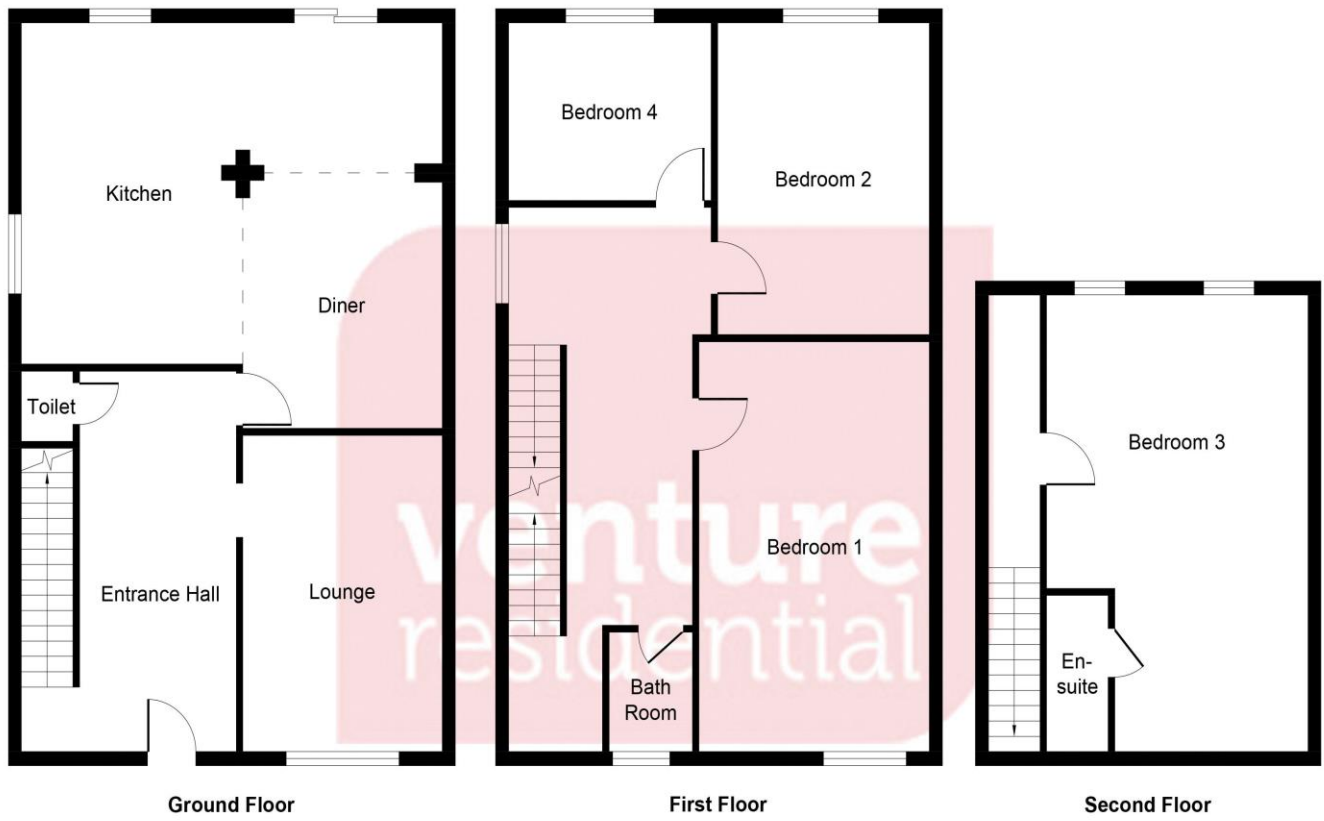
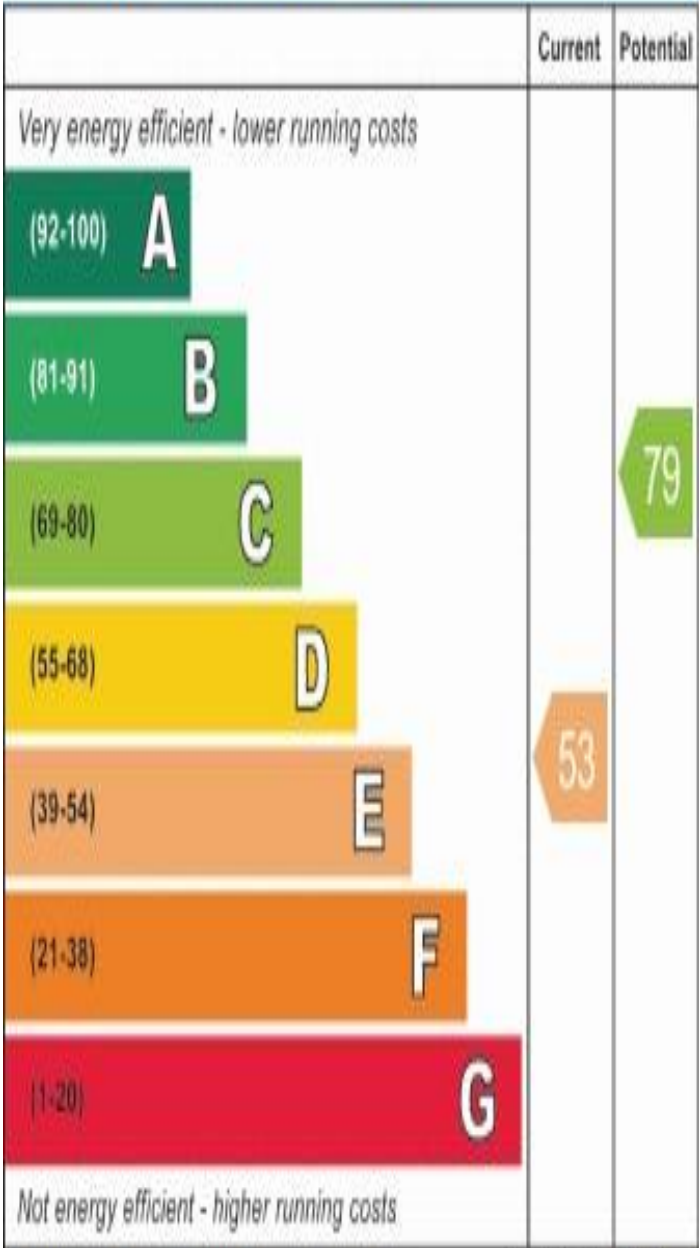


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Energy Efficiency Rating



England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England, Scotland & Wales EU Directive 2002/91/EC