



venture
RESIDENTIAL

Holgate Drive, Luton, Bedfordshire, LU4 0XB

Price £359,995 Freehold



Venture Residential are delighted to offer for sale this chain-free three bedroom semi-detached family home with garage and parking, situated in the ever-popular Holgate Drive, LU4.



Holgate Drive

Luton, LU4 0XB



- Vacant and chain-free — move straight in
- Three bedroom semi-detached with garage and parking
- Open-plan lounge/diner leading to a recently refitted kitchen
- Low-maintenance garden with scope to extend (STPP)
- Opposite Lewsey Park with schools nearby
- 5-minute walk to Luton & Dunstable Hospital
- Excellent transport links via M1 Junction 11
- 1.2 miles from Leagrave train station perfect for commuters links into London



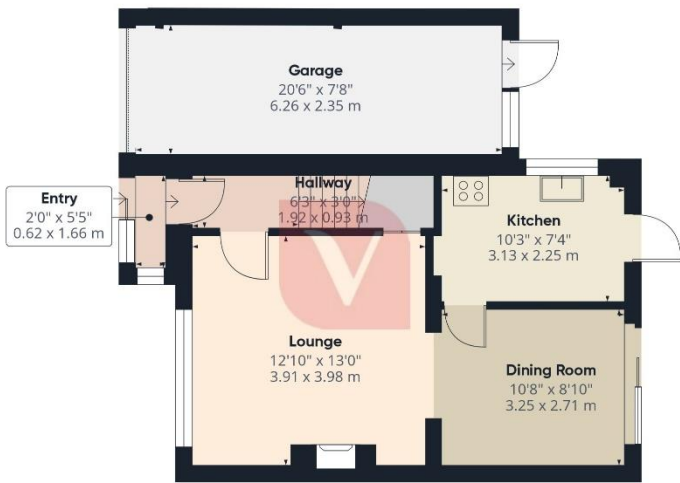
Venture Residential are delighted to offer for sale this chain-free three bedroom semi-detached family home with garage and parking, situated in the ever-popular Holgate Drive, LU4. This property is vacant and ready for immediate occupation, making it an ideal choice for anyone looking to move quickly without the hassle of an onward chain.

On the ground floor, you are welcomed by a bright and spacious open-plan lounge/diner which creates the perfect space for both family living and entertaining. This sociable layout flows effortlessly into the recently refitted kitchen, designed with modern fittings and ample worktop space, making it both practical and stylish.

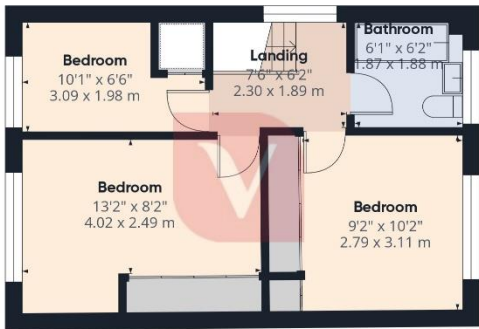
The first floor boasts three well-proportioned bedrooms, providing plenty of room for a growing family, as well as a family bathroom. Each bedroom benefits from natural light, creating a warm and comfortable feel throughout the home.

Externally, the property features a charming, low-maintenance rear garden which is ideal for summer barbecues, family gatherings, or simply relaxing outdoors. To the side of the home is a garage and driveway, offering off-road parking for multiple vehicles and excellent potential to extend the property further, subject to planning permission.

The location is one of the property's greatest assets, with Lewsey Park directly opposite, providing open green space right on your doorstep. Local primary and secondary schools are within easy reach, while the Luton & Dunstable Hospital is just a short walk away. For commuters, excellent transport links are on hand with Junction 11 of the M1 motorway just minutes away, making this a truly convenient family home.



Ground Floor



Floor 1

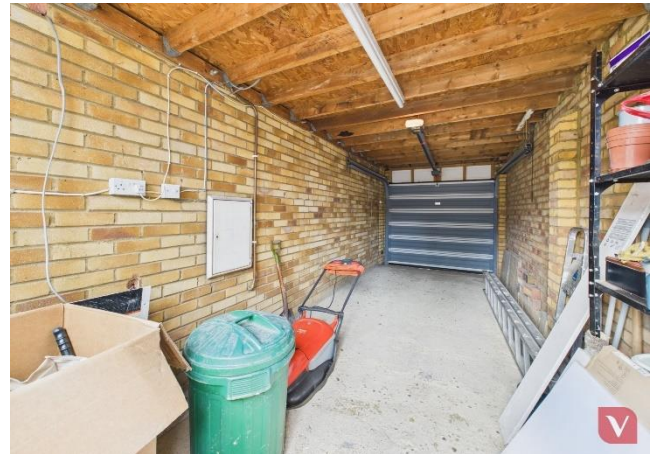


Approximate total area⁽¹⁾
919 ft²
85.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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