

# venture RESIDENTIAL

Peregrine Road, Luton, Bedfordshire, LU4 0UY

Price £280,000 Freehold

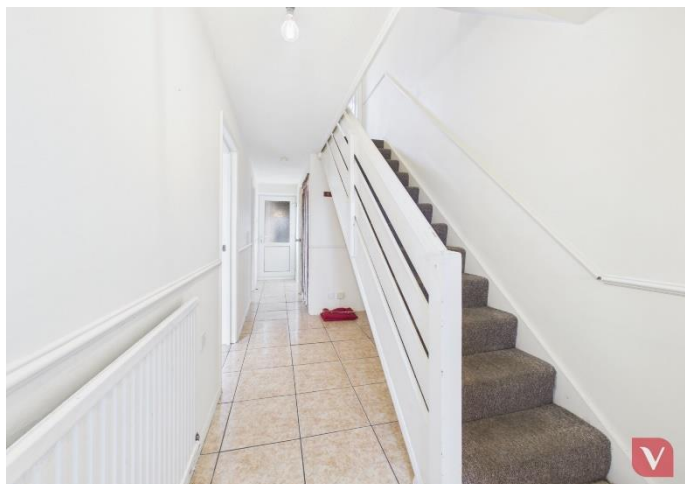


Venture Residential are delighted to bring to the market this well-presented three-bedroom end-of-terrace home, situated in the ever-popular Lewsey Farm area of Luton.



# Peregrine Road

Luton, LU4 0UY



- Three-Bedroom End-of-Terrace Home
- Popular Lewsey Farm Location
- Spacious Reception Room
- Ground Floor Cloakroom
- Private Rear Garden
- Gas Central Heating
- Excellent Access to M1 Junctions 11 & 11A
- Close to Luton & Dunstable Hospital
- Chain Free
- Ideal First-Time Purchase or Family Home



Venture Residential are delighted to bring to the market this well-presented three-bedroom end-of-terrace home, situated in the ever-popular Lewsey Farm area of Luton. Offering spacious accommodation throughout and available chain-free, this property presents an excellent opportunity for first-time buyers, growing families, or investors alike.

Upon entering, you are welcomed into a spacious reception room that provides ample space for both relaxing and entertaining. The well-appointed kitchen offers a practical layout with plenty of storage and workspace, while a convenient ground floor cloakroom adds to the home's everyday functionality. To the rear, a private garden provides an ideal outdoor space for family activities, summer entertaining, or simply unwinding after a long day.

The first floor comprises two generous double bedrooms, a comfortable single bedroom, and a family bathroom. The layout has been designed to accommodate modern family living, with well-proportioned rooms throughout.

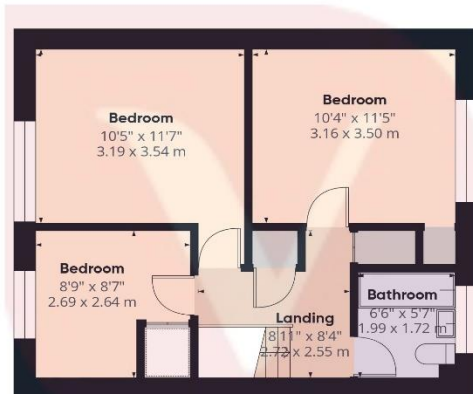
Externally, the property benefits from a good-sized rear garden and additional on-street parking. Its location is particularly appealing, offering excellent access to Junctions 11 and 11A of the M1 motorway, making it ideal for commuters. Luton & Dunstable Hospital, local shops, supermarkets, schools, and other everyday amenities are all within easy reach.

Further benefits include double glazing, gas central heating, freehold tenure, and no upper chain.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



Ground Floor



Floor 1



<b>Approximate total area<sup>(1)</sup></b>
856 ft <sup>2</sup>
79.5 m <sup>2</sup>
<b>Reduced headroom</b>
15 ft <sup>2</sup>
1.4 m <sup>2</sup>

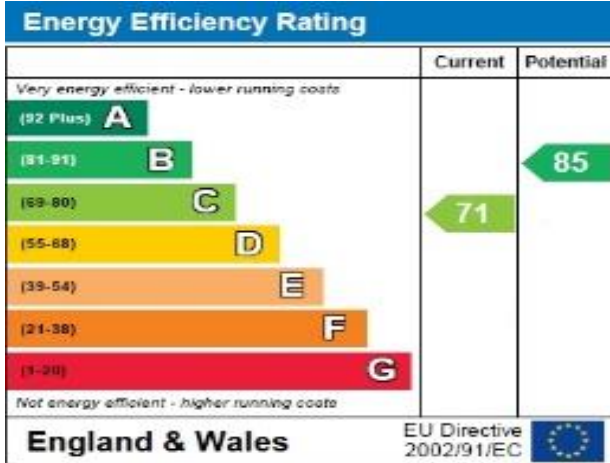
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360





9 Compton Avenue,  
Luton,  
Bedfordshire,  
LU4 9AX

T: 01582 249155  
E: info@venture-residential.co.uk

### 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.

