



A stylishly presented home in the Leagrave area of Luton, offering a modern sitting room, kitchen/dining room, two well-proportioned bedrooms and a contemporary family bathroom, with excellent access to local shops, schools, Leagrave station, the M1 and London Luton Airport.

The Home

Bradshaws are delighted to offer for sale this stylishly presented home, situated within the popular Leagrave area of Luton. The property has been thoughtfully improved by the current owners and offers a well-balanced layout, combining modern finishes with a comfortable and practical arrangement suited to first-time buyers, young families, downsizers or investors alike.

The ground floor is entered into a beautifully styled sitting room, where a feature panelled media wall creates an attractive focal point. The room is finished with contemporary flooring, recessed ceiling lighting and a smart feature wall, giving the space a warm yet modern feel.

To the rear, the kitchen/dining room provides a practical everyday living space with a range of fitted units, work surfaces, tiled splashbacks and integrated cooking appliances. There is room for a dining table, space for white goods, and direct access out to the rear garden, making this a sociable and usable part of the home.

To the first floor, the principal bedroom is a comfortable double room, finished with attractive wall panelling and a useful recessed storage/dressing area. The second bedroom is currently arranged as a nursery/home office, demonstrating the flexibility of the space. The family bathroom is fitted with a modern white suite, including a panelled bath with shower over, vanity wash basin, WC, tiled walls and a chrome heated towel rail.

Overall, this is a smart and well-presented home in a convenient location, offering ready-to-move-into accommodation with excellent access to local amenities, schools and transport links.

Situation

Gilderdale is situated within the Leagrave area of Luton, a convenient residential location offering access to a range of local shops, everyday amenities and schooling. Nearby convenience stores include local shops around Hockwell Ring and the surrounding area, while a wider selection of retail, leisure and transport facilities can be found across Luton and Leagrave.

For schooling, the area is well served by a number of local options, including Pirton Hill Primary School, Southfield Primary Academy, St Martin De Porres Primary School, Leagrave Primary School and Challney High School, subject to catchment and admissions criteria.

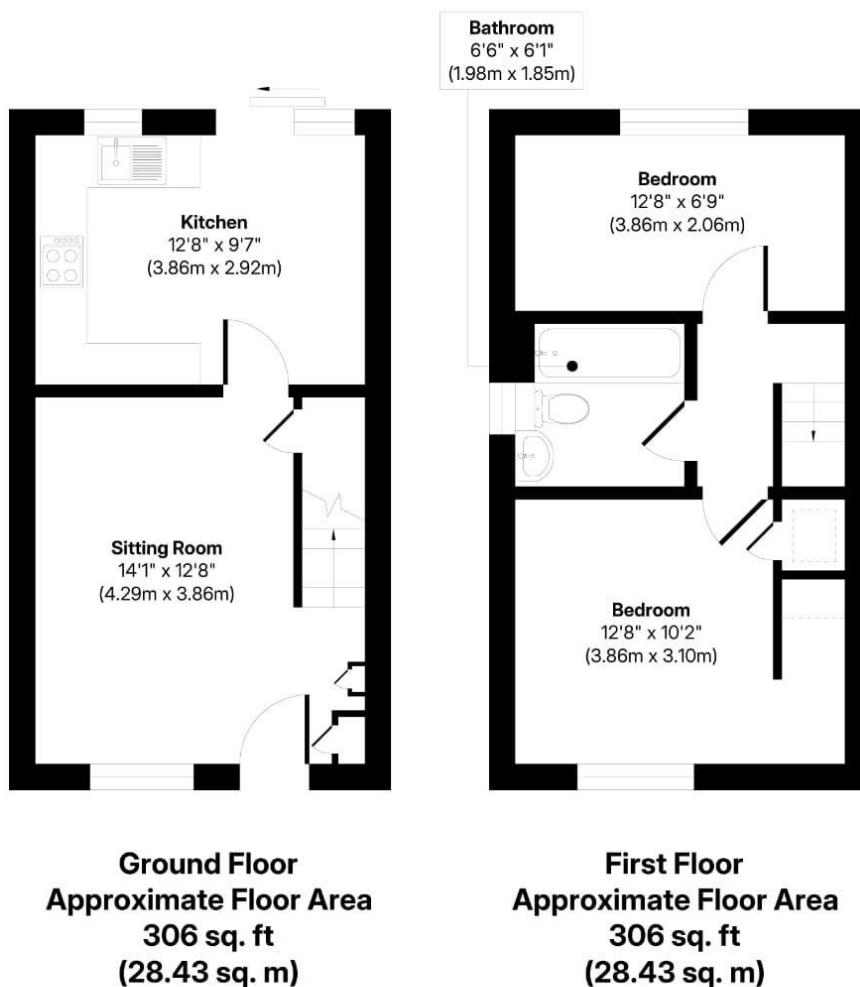


Illustration for identification purpose only, measurements are approximate, not to scale.

Council Tax Band: B
EPC Rating: C