



Welcome to this charming two-bedroom house, nestled within a residential cul-de-sac in the sought-after Bramingham area of Luton, Bedfordshire. This property is ideally situated close to a variety of local amenities, making it a perfect choice for families and professionals alike.

Internal viewings are strongly recommended to fully appreciate the charm and potential of this lovely home. Don't miss the opportunity to make this property your own in a desirable location.



ENTRANCE PORCH

Part double glazed front door. Wooden laminate flooring.

LIVING ROOM

Double glazed window to the front aspect. Decorative covered radiator. Wooden laminate flooring. Textured ceiling. Carpeted stairs leading to the first floor accommodation.

KITCHEN

Fitted with a range of wall and base units with work surface over, incorporating a single drainer sink unit. Integrated electric oven and integrated gas hob with extractor hood. Integrated fridge/ freezer. Space and plumbing for a washing machine. Radiator. Understairs storage cupboard. Wall mounted gas boiler. Tiled floor and part tiled walls. Textured ceiling. Double glazed window to the rear aspect and double glazed door leading to the patio area.

LANDING

Fitted carpet. Hatch to loft space

BEDROOM ONE

Double glazed window to the front aspect. Built in wardrobe. Radiator. Wooden laminate flooring. Textured ceiling.

BEDROOM TWO

Double glazed window to the rear aspect. Fitted wardrobe. Radiator. Textured ceiling. Airing cupboard with hot water cylinder. Wooden laminate flooring.

BATHROOM

Comprising a WC, pedestal wash hand basin and paneled bath with shower over. Part tiled walls and tiled floor. Radiator. Extractor fan. Textured ceiling.

FRONT OF PROPERTY

Rockery borders with steps leading down to the front door.

REAR OF PROPERTY

A well kept garden, laid mainly to lawn, with flower and shrub borders and a paved patio area. Outside tap. Security lights. Boundary fencing with gated pedestrian access at the rear of the garden.

GARAGE

A single garage with an up and over door located in a block adjacent to the property.

NB

Services and appliances have not been tested.

VIEWING

By appointment through Bradshaws.

DISCLAIMER

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

