



DG
Property
Consultants
Estd. 2000



Butely Road, Leagrave, Luton, Bedfordshire LU4 9EW

Offers In Excess Of £325,000

Positioned in the Leagrave area of Luton, ideal for a commuter. This superbly presented 3-bedroom property offers a perfect blend of comfort and convenience, ready for you to move in and make it your own. Upon entering, you are greeted by an entrance porch that provides access to the living room the heart of the immaculate home, leading to a refitted kitchen/dining room perfect for entertaining. This property features well-proportioned bedrooms all with built in wardrobes and a modern and stylish refitted family bathroom.

Set on a plot that boasts ample off-road parking for 3 vehicles and a single garage adds further convenience for storage or parking. The neatly enclosed south facing rear garden is a delightful outdoor space.

Additional features include full double glazing and gas central heating.

This beautifully presented property offers a sought-after location. Don't miss the opportunity to view this lovely home, call Team DG to arrange your viewing on 01582-580500



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PROTECTED



Ground Floor Accommodation

Entrance Porch



Composite entrance door, replacement uPVC double glazed window to side, replacement uPVC double glazed window to front, double radiator, wooden laminate flooring, built-in storage cupboard with fuse box and gas and electricity meters, door to living room.

Living Room

14'6" x 14'6" (4.42m x 4.41m)



Replacement uPVC double glazed window to front, single radiator, double radiator, fitted carpet, double power point(s), coved ceiling, feature fireplace with marble and wooden, carpeted stairs to first floor landing, opening doorway through to the kitchen/dining room.

View of Living Room



View of Living Room



Kitchen/Dining Room

10'0" x 14'6" (3.05m x 4.41m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built-in integrated fridge/freezer and slimline dishwasher automatic washing machine, built-in electric double oven, built-in four ring gas hob with extractor hood over, two replacement uPVC double glazed windows to rear, double radiator, wooden laminate flooring, double power point(s), uPVC double glazed French double doors to garden.

View Kitchen/Dining Room



Landing



View Kitchen/Dining Room



Fitted carpet, power point(s), access to loft space, doors to all first floor rooms.

Bedroom 1

13'7" x 8'2" (4.13m x 2.48m)



View Kitchen/Dining Room



Replacement uPVC double glazed window to front, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), textured ceiling, built-in boiler cupboard with combination boiler serving central heating system and domestic hot water.

View of Bedroom 1



First Floor Accommodation

Bedroom 2

9'0" x 8'2" (2.75m x 2.48m)



Replacement uPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), textured ceiling.

View of Bedroom 2

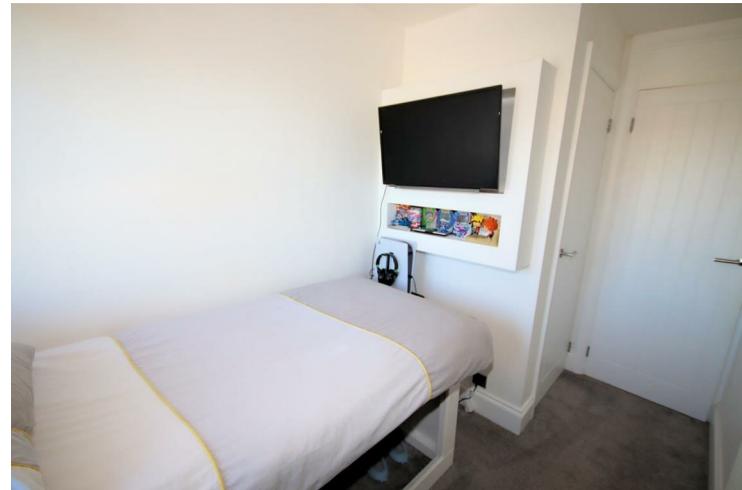


Bedroom 3



Replacement uPVC double glazed window to front, built-in single wardrobe(s), single radiator, fitted carpet, double power point(s), textured ceiling.

View of Bedroom 3



Family Bathroom



Recently refitted with three piece suite comprising panelled jacuzzi bath with power shower over and folding glass screen, vanity wash hand basin in vanity unit with cupboards under, full height ceramic tiling to all walls, low-level WC, heated towel rail, replacement uPVC double glazed window to rear, laminate flooring.

View of Family Bathroom



Outside of the property

Front Garden & Drive



Mono block frontage with off road parking for 1 vehicles,

Rear Garden



Enclosed rear garden, paved patio area, artificial lawn area, decked area, bin store area, access to the garage via personal door from the garden, rear gate allowing access to the rear of the property.

View of Garden



Single Garage

14'6" x 8'2" (4.42m x 2.49m)



Detached single garage with side Upvc double glazed personal door to the rear garden, power and light connected, up and over door.

Two off road parking spaces in front of the garage and rear garden.

Council Tax Band

Council Tax Band : B

Charge Per Year : £1804.78

MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.

2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

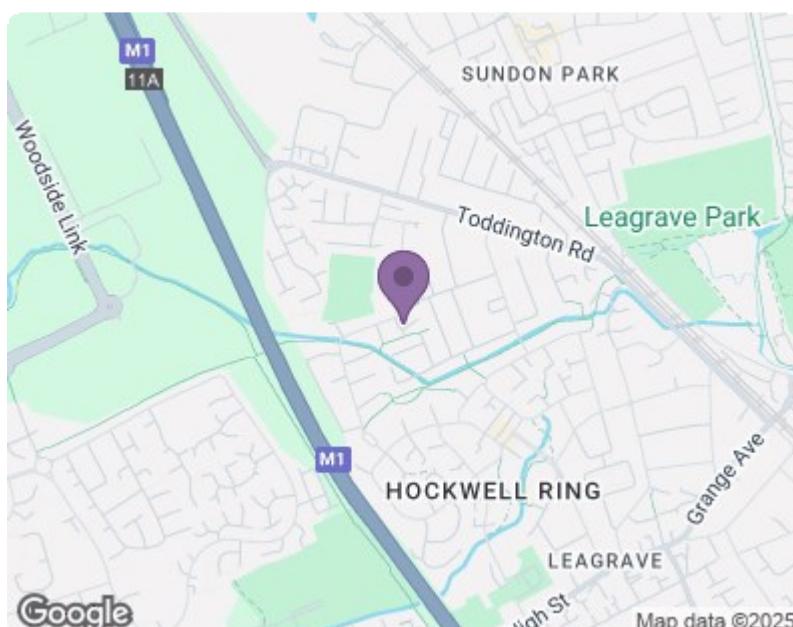
Ground Floor



First Floor



Total area: approx. 80.3 sq. metres (864.1 sq. feet)



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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