



Ashcroft Road, Luton, LU2 **Guide Price: £375,000 - £385,000**

Situated on the ever-popular Ashcroft Road which gives excellent access to shops, schooling as well as easy reach of major travel hubs is this semidetached three-bedroom house, this property is ideally suited to the growing family and benefits from three good size bedrooms, open plan kitchen dinner, two good size reception rooms, ample off-road parking and a large garden. The accommodation comprises of entrance hall, two reception rooms, open plan kitchen/dinner, three good size bedrooms, detached garage, large garden, ample off-road parking, potential to extend STPP, to view telephone 01582 958070

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Garage

Downstairs Cloakroom

Garden

Driveway

Potential To Extend STPP



Front driveway - Hardstanding to front with grass remainder to lawn and mature shrubbery boarder

Entrance - UPVC double glaze frosted front door into

Entrance Hall - Comprises of double panel radiator, Understairs storage cupboard which houses gas meter and electric meter and further storage, then into

Front Room - 12'6" x 13'1" (3.8m x 4m)

Which comprises of UPVC double glazed bay window facing the front elevation, open chimney breast.



Downstairs Toilet - Which comprises of low flush WC, UPVC frosted double glazed window facing the side elevation then into an open plan Kitchen-Diner

Kitchen-Diner - 18'4" x 17'9" (5.6m x 5.4m)

Comprises of frosted UPVC double glazed window facing the side elevation, stainless steel sink and drainer unit with further storage cupboards at base and eye level, space for double oven, four-ring hob, space for under cabinet fridge freezer then further storage at base and eye level with splash back tiling around., further plumbing for dishwasher and washing machine.



Dining Room - Which comprises of UPVC French style sliding doors facing to the rear garden, single panel radiator, double glazed UPVC window facing to the rear garden.

Living Room - 11'2" x 13'1" (3.4m x 4m)

Which comprises of open fireplace, if you want you convert into gas fire there, single panel radiator, stairs to first floor



First Floor Landing - Comprises of frosted UPVC double glazed window facing the side elevation, loft hatch to ceiling.

Bedroom 3 - 6'11" x 9'2" (2.1m x 2.8m)

Which comprises of UPVC double glazed windows facing the rear elevation, single panel radiator, then into

Bedroom 2 - 11'2" x 13'1" (3.4m x 4m)

Which comprises of UPVC double glazed windows facing the rear elevation, new carpet throughout, single panel radiator and fitted storage cupboards.



Family Bathroom - 5'7" x 7'3" (1.7m x 2.2m)

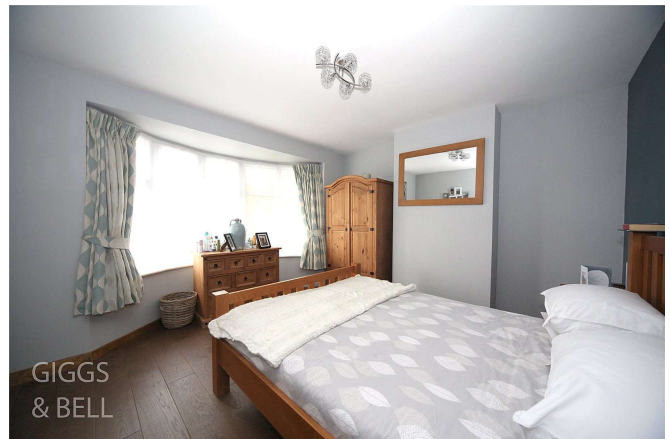
Which comprises of low flush WC, sink pedestal, heated towel rail, bathtub with bath panel and shower screen with

electric shower above, also frosted UPVC double glazed window facing the front elevation.

Master Bedroom - 12'6" x 13'1" (3.8m x 4m)

Solid wood flooring, UPVC double glazed bay window facing the front elevation, double panel radiator.

Garage - Comprises of light and power, up and over door.





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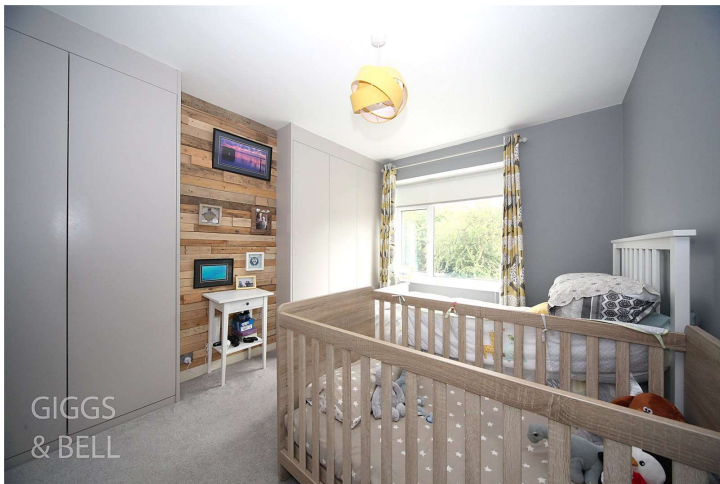
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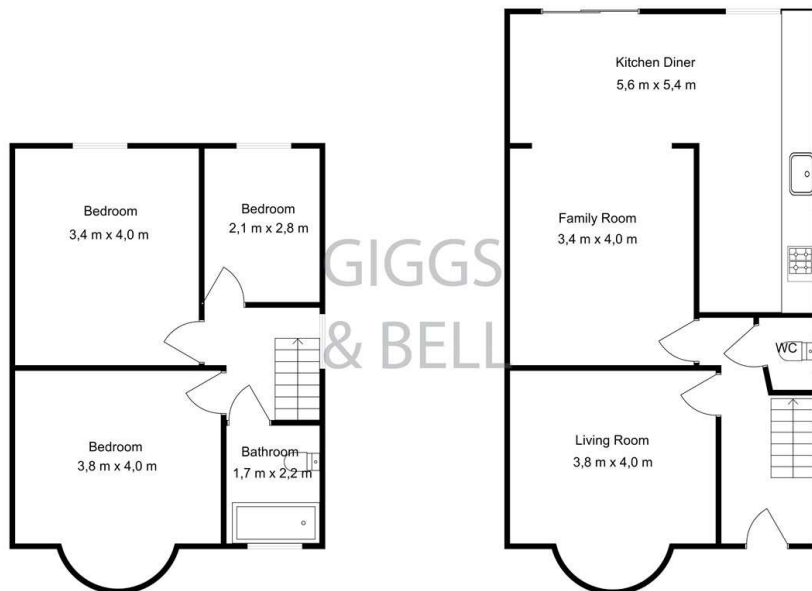
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Total approximate area : 96.1 sq meters (1034.4 sq feet)

Floorplan produced by Woodside Photography
Floorplan is for illustration purposes only and all measurements are approximate

CALL 01582 958070 TO VIEW



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