



indigo
residential



113 Turnpike Drive, Luton

Luton

£475,000

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Luton

STUNNING FAMILY HOME

Lovely family home benefiting from TWO SEPARATE RECEPTION ROOMS, CONSERVATORY, REFITTED SHOWER ROOM and BEAUTIFUL LANDSCAPED REAR GARDEN.

DESCRIPTION:

Internally the accommodation comprises an large entrance hall, refitted cloakroom, double French doors to a 22 ft lounge with feature fire place, a separate dining room and opening out a lovely bright and airy conservatory with doors to the rear garden. There is a re-fitted kitchen with white gloss units and granite works surfaces, inset sink unit, built in appliances, space for fridge/freezer and spot lights to ceiling.

To the first floor, the accommodation comprises a landing, three double bedrooms and stunning refitted fully tiled shower room comprising of a large walk in shower cubicle, vanity wash hand basin and WC.

Externally the property benefits from a landscaped front garden with block paved driveway and a landscaped private rear garden with lawn, decking and patio areas with an array of flower and shrubs which would be ideal to enjoy on those long hot summer days plus there is an attached garage.

Heating is efficient and economical via gas to radiator heating whilst the windows are all double glazed.

Turnpike Drive is an extremely sought after road in the in North Luton within walking distance to open countryside. There are an array of shops, bus routes, Sainsbury's supermarket, South Beds Golf Club and other amenities all nearby and the A6, M1 motorway and Luton & Leagrave train stations are just a short drive away. The area has proved popular with families and children will often attend Warden Hill Primary & Icknield Secondary as their schools.

EPC rating TBA.



Entrance Hall

Lounge

24' 0" x 13' 10" (7.32m x 4.22m)

Dinning Room

13' 10" x 10' 0" (4.22m x 3.05m)

Kitchen

13' 10" x 8' 2" (4.22m x 2.49m)

Conservatory

9' 8" x 9' 0" (2.95m x 2.74m)

Landing

Master Bedroom

11' 7" x 8' 8" (3.53m x 2.64m)

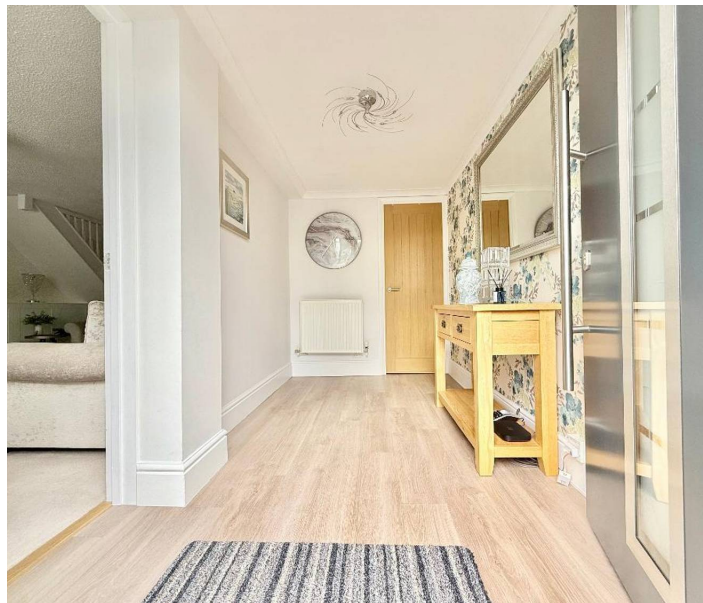
Bedroom Two

11' 7" x 8' 1" (3.53m x 2.46m)

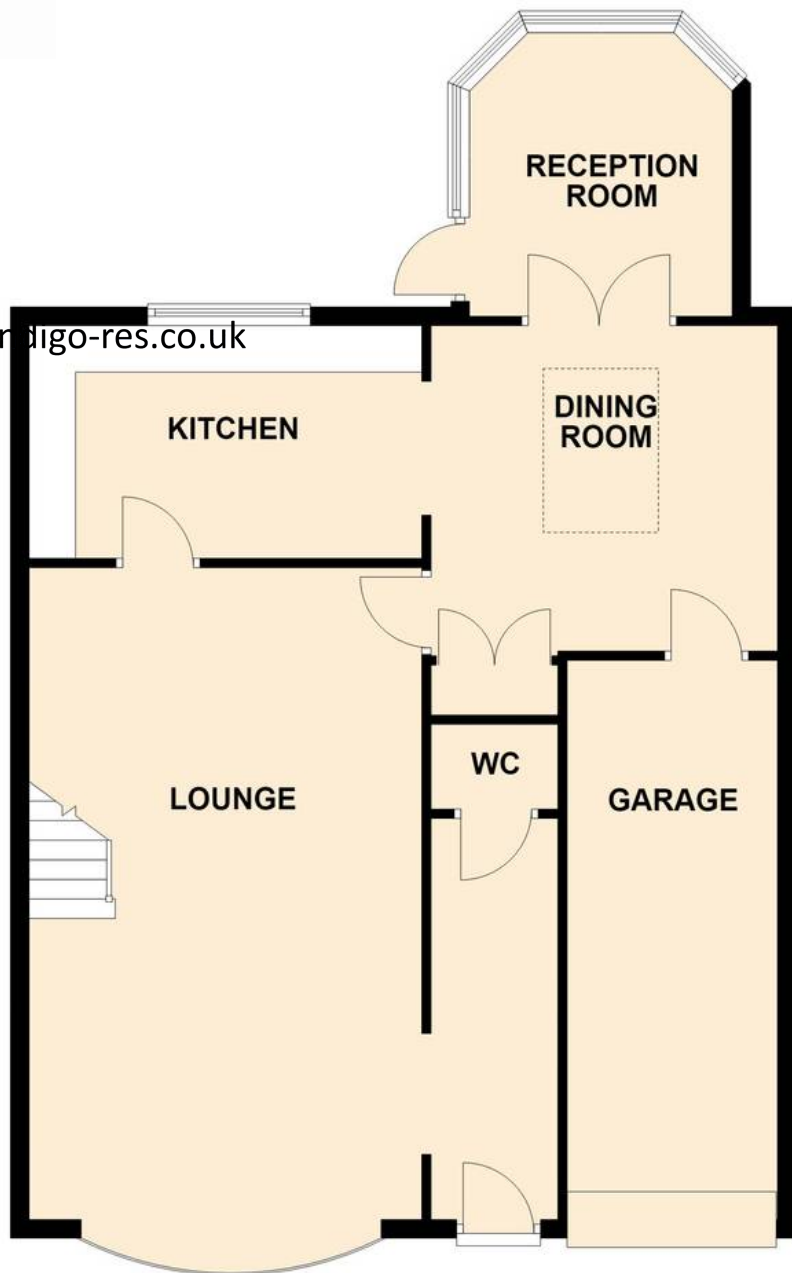
Bedroom Three

8' 4" x 7' 9" (2.54m x 2.36m)

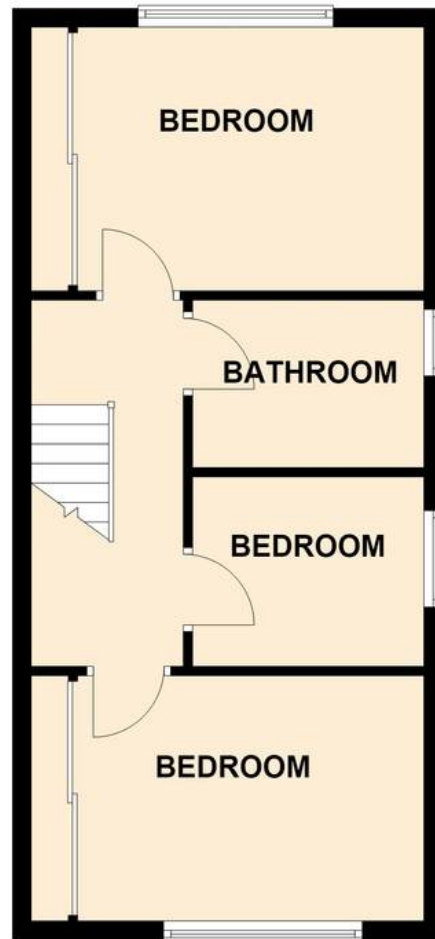
Shower Room



GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 126.9 SQ. METRES (1366.0 SQ. FEET)

This floorplan has been created for guidance only
Plan produced using PlanUp.

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