



DG
Property
Consultants
Estd. 2000



East Hill, Runfold, Luton, Bedfordshire LU3 2EX

Guide Price £290,000

We are pleased to offer for sale this spacious three-bedroom terraced home, ideally situated within the highly sought-after Icknield School catchment area of Luton and offered with no upper chain. Conveniently positioned within walking distance of Leagrave mainline station, the property is ideally suited to commuters, first-time buyers and those seeking a well-proportioned home in a popular location. The accommodation comprises: entrance hall, spacious combined lounge/dining room, fitted kitchen. Upstairs are three generously sized bedrooms and separate bathroom & Wc.

Externally, the property enjoys a good size rear garden. Further benefits include double glazing and gas central heating throughout with new combination boiler installed a year ago.

Ideally located for local amenities, well-regarded schools and excellent commuter links, this is a fantastic opportunity to acquire a spacious home with excellent outdoor space.

Early viewing is highly recommended to fully appreciate the accommodation and potential this lovely home has to offer.

Call Team DG on 01582 580500 to arrange your viewing.



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Ground Floor Accommodation

Entrance Hall

Composite entrance door, UPVC double glazed window to front, single radiator, laminate flooring, power point(s), carpeted stairs to first floor landing, door to lounge/dining room.

Lounge/Dining Room

21'1" x 10'11" (6.42m x 3.32m)



UPVC double glazed window to front, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), feature fireplace, uPVC double glazed french doors to garden, door to kitchen

View of Lounge/Dining Room



Fitted Kitchen

12'3" x 6'5" (3.73m x 1.96m)



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, integrated dishwasher, plumbing and space for automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, vinyl flooring, double power point(s), uPVC double glazed window to rear, uPVC double glazed door to garden.

View of Kitchen



View of Kitchen



First Floor Accommodation

Landing

Fitted carpet, doors to all first floor rooms.

Bedroom 1

12'0" x 11'6" (3.66m x 3.51m)



UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s).

View of Bedroom 1



Bedroom 2

12'0" x 9'0" (3.66m x 2.74m)



UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s).

View of Bedroom 2



Bedroom 3

8'8" x 8'10" (2.65m x 2.68m)



UPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s).

View of Bedroom 3

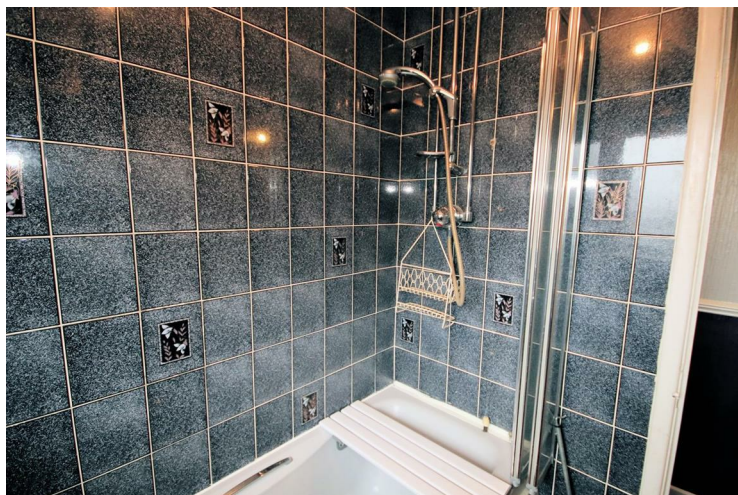


Family Bathroom



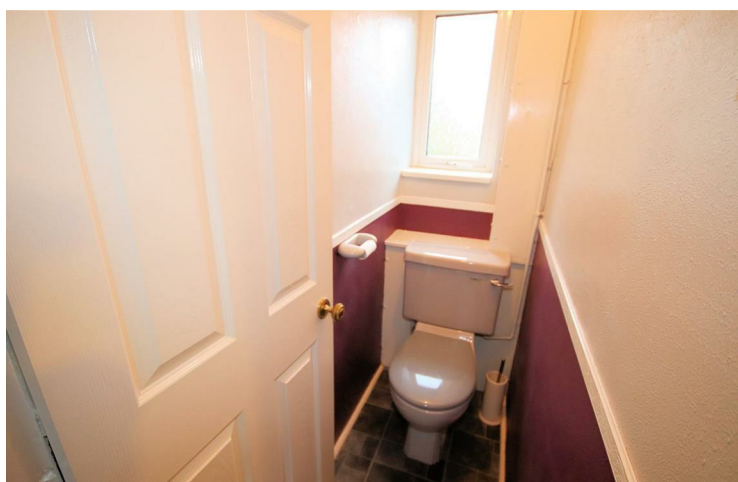
Two piece suite with comprising, panelled bath with independent shower over and folding glass screen and pedestal wash hand basin, full height ceramic tiling to all walls, radiator, uPVC double glazed window to front.

View of Family Bathroom



Separate Wc

5'4" x 2'11" (1.63m x 0.90m)



UPVC double glazed window to front, low-level WC, vinyl flooring.

Outside of the property

Front Garden

Front path, side passageway leading to the rear garden

Rear Garden



Good size rear garden, paved patio area, laid to lawn with borders, two brick outhouses for garden storage, side passageway leading to the rear garden.

Council Tax Band

Council Tax Band : B

Charge Per Year : £1,897.73

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

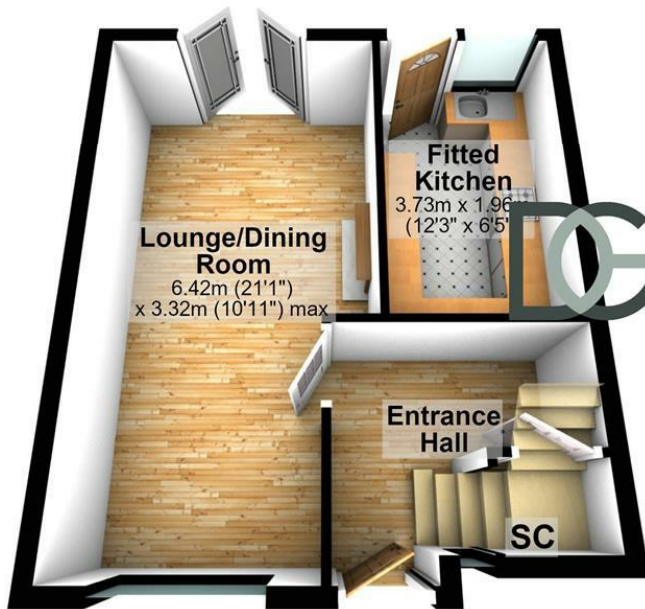
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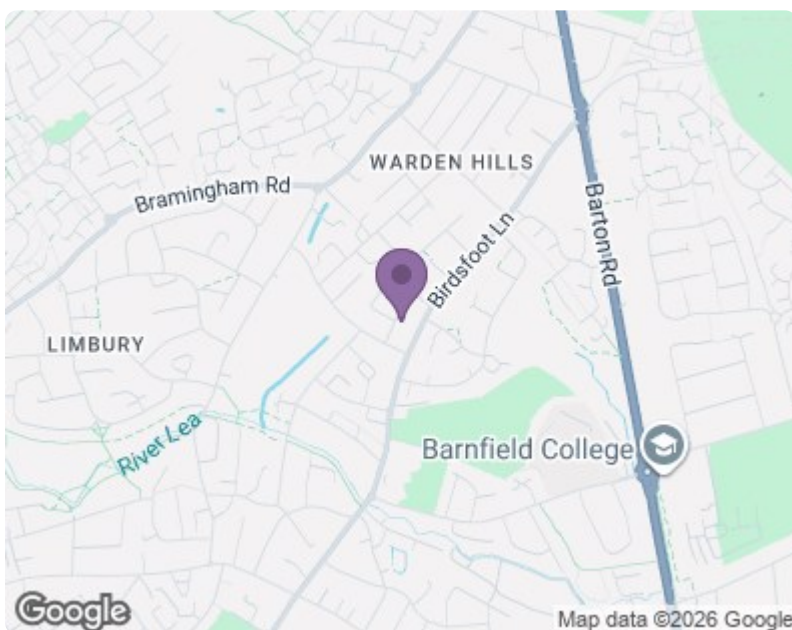
Ground Floor



First Floor



Total area: approx. 76.3 sq. metres (821.1 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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