



**DG**  
Property  
Consultants  
Estd. 2000



**Holmbrook Avenue, Luton, Beds LU3 2AS**  
**Asking Price £595,000**

\*dg Property Consultants\* are pleased to offering this superbly presented and extended 5 bedroom semi detached property, located in the sought after Icknield school catchment area.

Accommodation comprises: Entrance porch to entrance hall, large living room, separate lounge/dining room, fitted kitchen, Ground floor bathroom & bedroom plus en-suite, 1st floor landing, 4 double bedrooms, master with en-suite shower, ample off road parking to the front, large enclosed rear garden with a large brick built outbuilding. To appreciate this delightful family home, viewing is essential.

Call Team DG on 01582-580500 to Arrange your viewing.



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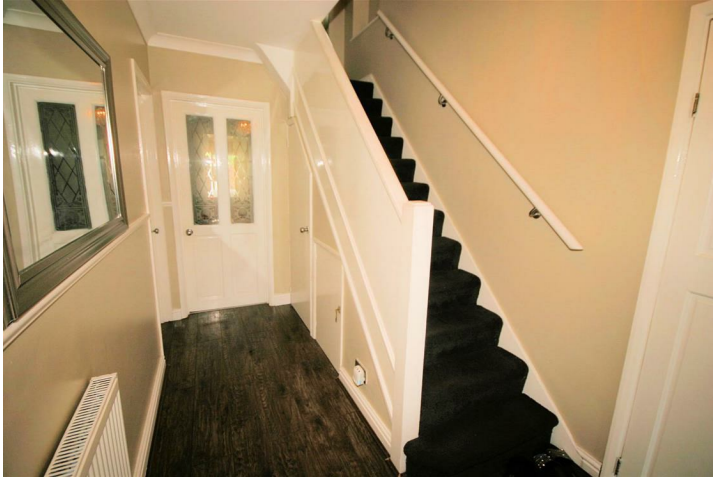


## Ground Floor

### Porch

Double glazed entrance door, two uPVC double glazed windows to front, wooden laminate flooring, coved ceiling.

### Entrance Hall



Door leading to main entrance hall with two windows either side, single radiator, wooden laminate flooring, double power point(s), coved ceiling, carpeted stairs to first floor landing, door living room, door kitchen, under stairs storage cupboard.

### Living Room

27'8" x 11'6" (8.44m x 3.51m)



UPVC double glazed bay window to front, two single radiators, wooden laminate flooring, TV point(s), double power point(s), coved ceiling.

## View of Living Room



## Lounge/Dining Room

18'5" x 16'2" (5.61m x 4.93m)



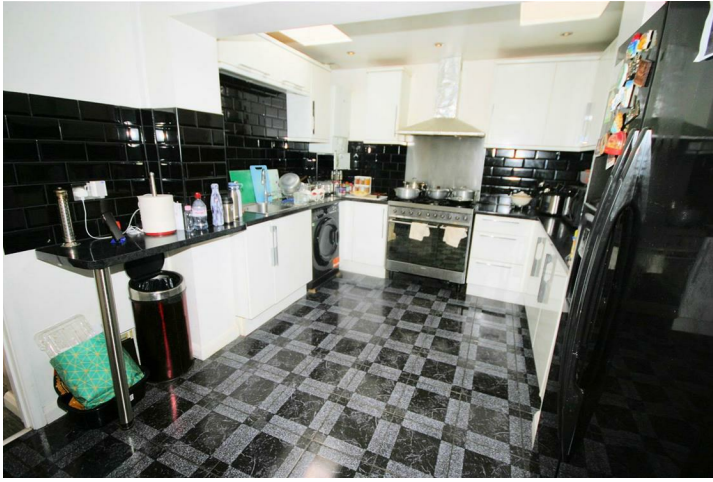
UPVC double glazed window to rear, wooden laminate flooring, TV point(s), double power point(s), coved ceiling with 2 x skylight, double patio doors to rear to garden, uPVC double door to rear to garden, door to family bathroom.

## View of Lounge/ Dining Room



### Fitted Kitchen

9'6" x 16'11" (2.90m x 5.16m)



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, plumbing and space for a automatic washing machine, space for fridge/freezer and range, gas point for cooker with extractor hood over, double radiator, ceramic tiled flooring, double power point(s), coved ceiling with recessed ceiling spotlight and two velux windows.

### View of Kitchen



### Ground Floor Bathroom



Three piece suite comprising corner bath, pedestal wash hand

basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

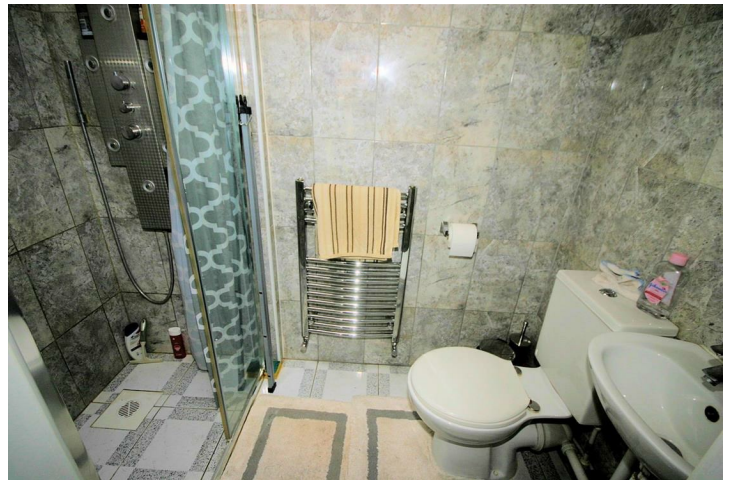
### Bedroom 5

9'1" x 8'0" (2.76m x 2.45m)



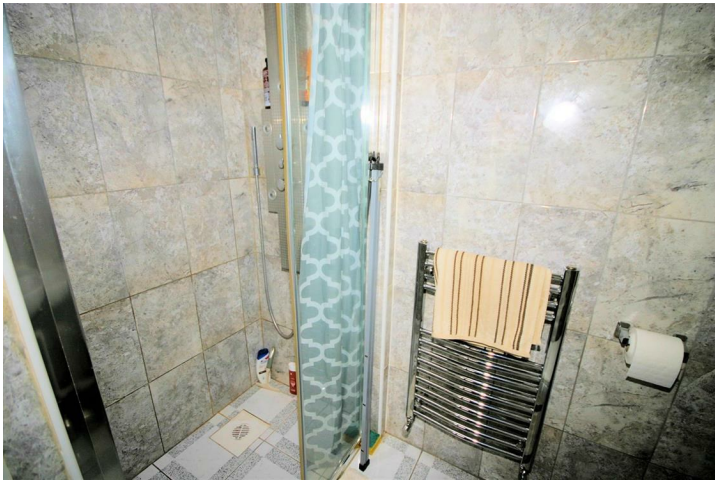
UPVC double glazed window to front, single radiator, fitted carpet, power point(s), coved ceiling, door to en-suite shower room.

### En-suite Shower Room



Three piece suite comprising tiled double shower cubicle with power shower and glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, full height ceramic tiling to all walls, ceramic tiled flooring, recessed ceiling spotlight.

### View of En-suite Shower Room



### First Floor

#### Landing

UPVC double glazed window to side, fitted carpeted, door to all first floor bedrooms.

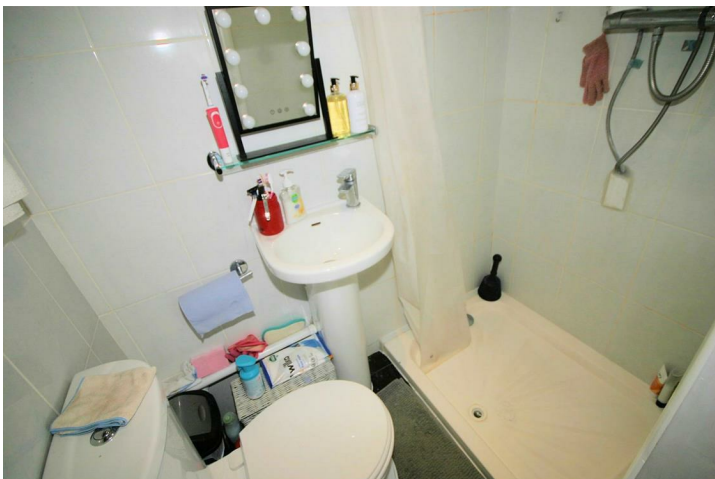
#### Bedroom 1

11'5" x 10'4" (3.47m x 3.14m)



UPVC double glazed bay window to front, single radiator, fitted carpet, double power point(s), coved ceiling, door to en-suite shower room.

#### En-suite Shower Room



Three piece suite comprising recessed tiled double cubicle with

power shower, pedestal wash hand basin, low-level WC and extractor fan, ceramic tiled flooring with ceiling spotlight.

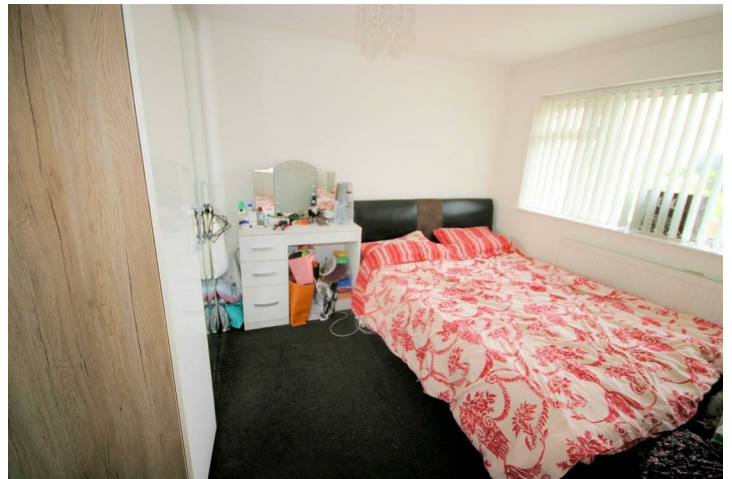
#### Bedroom 2

11'1" x 10'4" (3.38m x 3.14m)



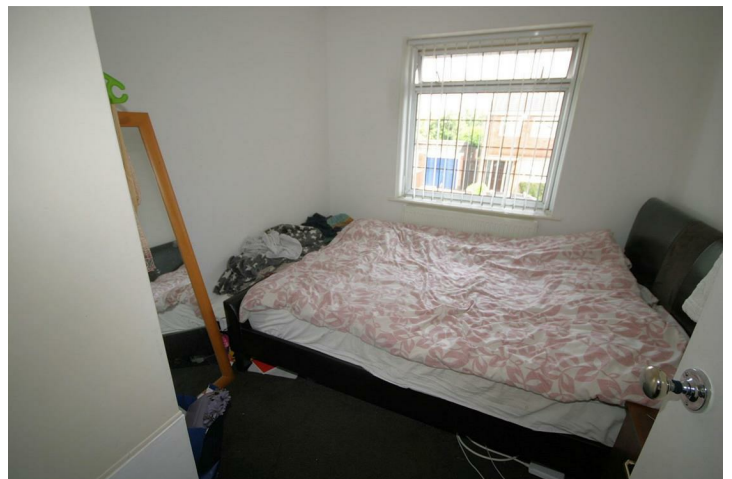
UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), coved ceiling.

#### View of Bedroom 2



#### Bedroom 3

9'0" x 7'10" (2.74m x 2.39m)



UPVC double glazed window to front, single radiator, fitted carpet, power point(s), coved ceiling.

### Bedroom 4

7'9" x 7'6" (2.36m x 2.28m)



UPVC double glazed window to rear, single radiator, fitted carpet, power point(s), coved ceiling.

### Outside

#### Frontage

Mono block frontage, offering off road parking for 3 vehicles.

#### Rear Garden



Enclosed by a timber fence, raised decking area, laid to lawn.

#### View of Rear Garden



### Outhouse

24' x 13'6" (7.32m x 4.11m)



Two uPVC double glazed windows to front, uPVC double glazed door, carpeted, power and lighting connected, Hot air convector heater.

#### View of Outhouse



#### Council Tax Band

Council Tax Band: C

Charge Per Year: ££1872.59

#### MISDESCRIPTIONS ACT - Sales

Should you 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

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