



West Street, Lilley, Luton, Hertfordshire. LU2 8LH







## 3 Bedroom Detached House

### £535,000 Freehold

A very attractive and particularly spacious three bedroom detached house with a large garden. Dating back to the 1800's and originally one of the pubs in this very sought after and pretty village. The house has a large driveway with parking for several cars set behind automated gates.

- Detached
- Integrated appliances to the kitchen
- Feature fireplace
- Three bedrooms
- En-suite to principal bedroom
- Cinema room
- Attractive and particularly spacious
- Set behind automated gates
- Large driveway
- EPC rating E. Council tax band D

## **Ground Floor**

### **Entrance:**

Via double glazed front door.

### **Hallway:**

Hard wood flooring, radiator, understairs storage, doors to;

### **Lounge:**

Abt. 24' 3" x 15' 5" (7.39m x 4.70m) Double glazed windows to front and side aspect. Radiator. Laminate flooring.

### **Kitchen:**

Abt. 14' 2" x 9' 0" (4.32m x 2.74m) Range of fitted wall and base units with quartz work tops sunken sink unit, plumbing for dishwasher. Laminate flooring, oven hob and extractor fan, double glazed windows x2

### **Cloakroom:**

Low level WC and hand wash basin.

## **First Floor**

### **Landing:**

Doors to all rooms, access to loft, storage cupboard.

### **Bedroom One:**

Abt. 12' 7" x 8' 6" (3.84m x 2.59m) Double glazed window to front aspect. Radiator. Fitted carpet.

### **Ensuite:**

Double glazed window to rear aspect, radiator, low level WC, walk in shower cubicle.

### **Bedroom Two:**

Abt. 14' 2" x 9' 0" (4.32m x 2.74m) Double glazed window to front and side aspect, radiator, fitted carpet.

### **Bedroom Three:**

Abt. 9' 2" x 6' 1" (2.79m x 1.85m) Double glazed window to front aspect. Radiator. Fitted carpet.

### **Bathroom:**

Double glazed window to rear aspect low level WC. Wash hand basin and panelled bath.

## **Outside**

### **Front Garden:**

To the front, there is off street parking for multiple cars.

### **Rear Garden:**

To the rear is a well presented rear garden, mainly laid to lawn with a paved patio area and flower bed borders.

### **Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

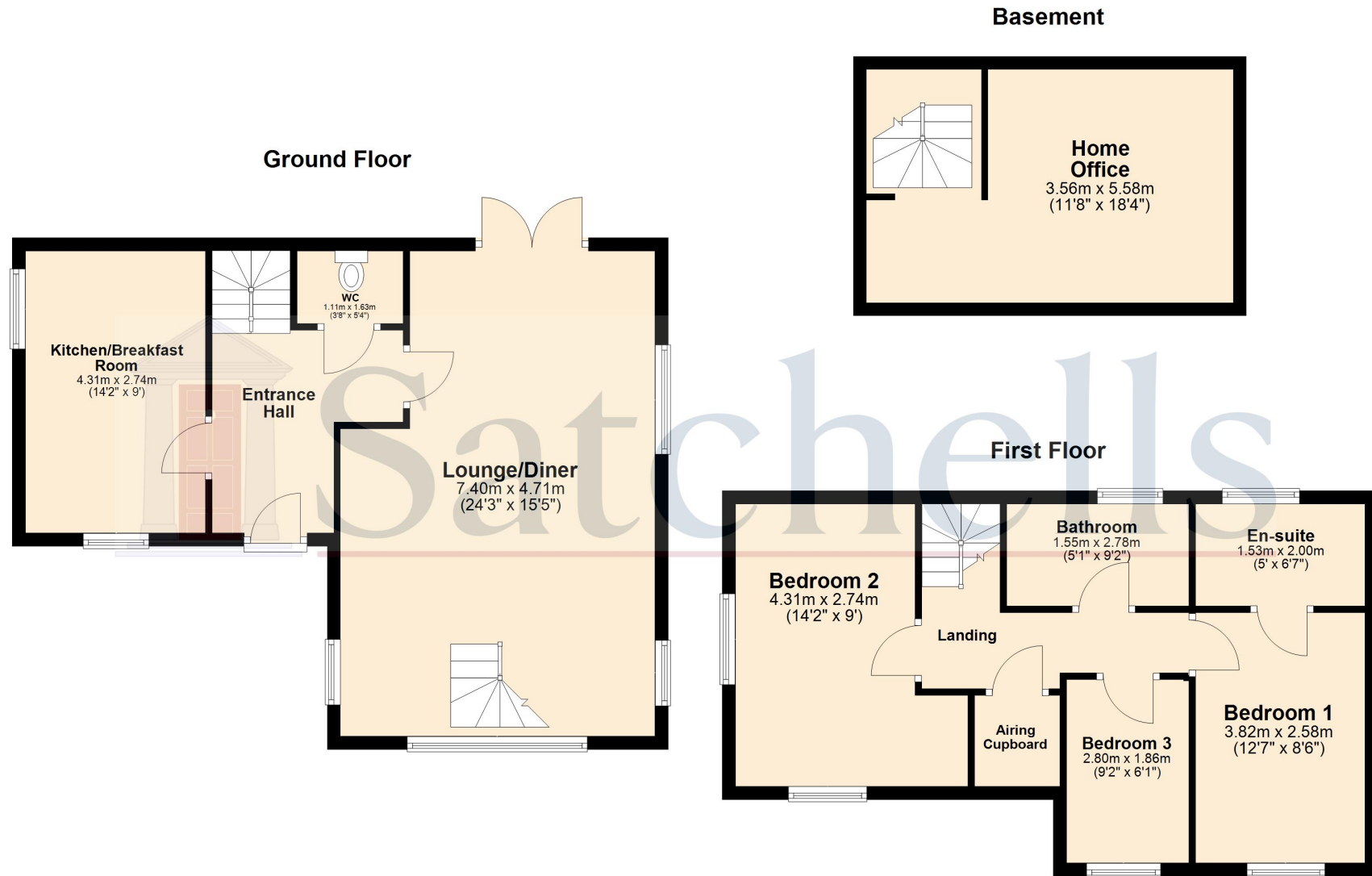






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For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.