



# 8, Vespers Close

Luton,  
Bedfordshire, LU4 0NW  
£400,000

country  
properties

Offered for sale with no upper chain, this semi detached bungalow features a 22ft (max) living/dining room with feature fireplace, and fitted kitchen with direct access to a lean-to conservatory plus three double bedrooms and a modern shower room.

The generous rear garden enjoys a westerly aspect and parking is provided via a garage and driveway. Set within a convenient location, handy for transport links including Leagrave's mainline rail station (1.6 miles) and Junction 11 of the M1 (1.1 mile), whilst Luton's town centre amenities are within 4.6 miles and the L&D Hospital 1.1 mile (or just 0.6 miles on foot). EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed insert. Opaque double glazed door to:

### ENTRANCE HALL

Hatch to loft. Built-in storage cupboard. Doors to all bedrooms, shower room and to:

### LIVING/DINING ROOM

Double glazed window to front aspect. Feature fireplace. Two radiators. Built-in cupboard housing gas fired boiler and radiator. Wood effect flooring. Opaque glazed door to:

### KITCHEN

Stained glass effect double glazed window and opaque double glazed door to lean-to conservatory. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Wall tiling. Built-in oven, hob and extractor. Space for refrigerator and washing machine. Wood effect flooring.

### CONSERVATORY

Of UPVC construction with double glazed windows and part double glazed door to garden. Power and light.

### BEDROOM 1

Double glazed window to front aspect. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.



### BEDROOM 3

Double glazed window to side aspect.  
Radiator.

### SHOWER ROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Two separate shower cubicles, each with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail.

### OUTSIDE

#### FRONT GARDEN

Gated access to pathway leading to front entrance door. Outside light. Gravelled area. Covered storage area/walkway leading to rear garden. Enclosed by low level walling.

#### REAR GARDEN

Large paved patio area leading to lawn, with stepping stone pathway to further paved area. Various shrubs. Outside light. Vegetable plot. Garden shed. Enclosed by fencing and hedging.

### GARAGE

Metal up and over door. Two windows to rear aspect. Courtesy door to side aspect/storage area. Power and light.

### OFF ROAD PARKING

Hard standing driveway providing off road parking, accessed via double metal gates.

Current Council Tax Band: C.

### WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market; Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



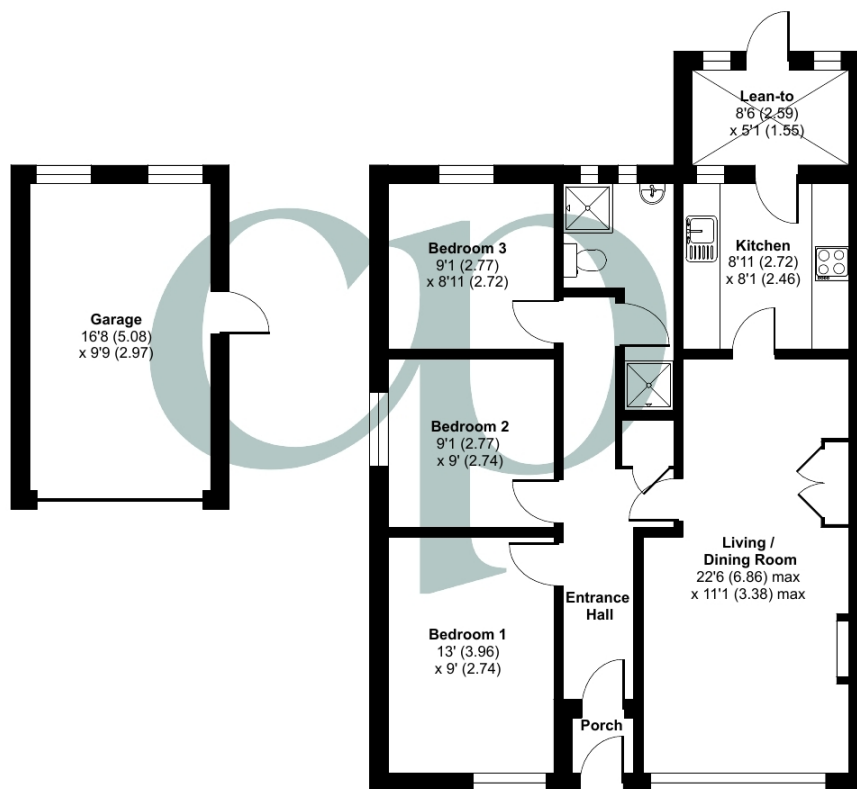


Approximate Area = 804 sq ft / 74.6 sq m (excludes lean-to)

Garage = 164 sq ft / 15.2 sq m

Total = 968 sq ft / 89.9 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		84	70
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1177238

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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