



NOVA
ESTATE AGENTS



22 Brackendale Grove, Luton, LU3 2LT

Situated in the highly sought after Limbury area of Luton, this beautifully presented and exceptionally spacious five bedroom family home offers generous accommodation throughout and is ideal for growing families.

The property boasts five well proportioned double bedrooms, including a principal bedroom with its own en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

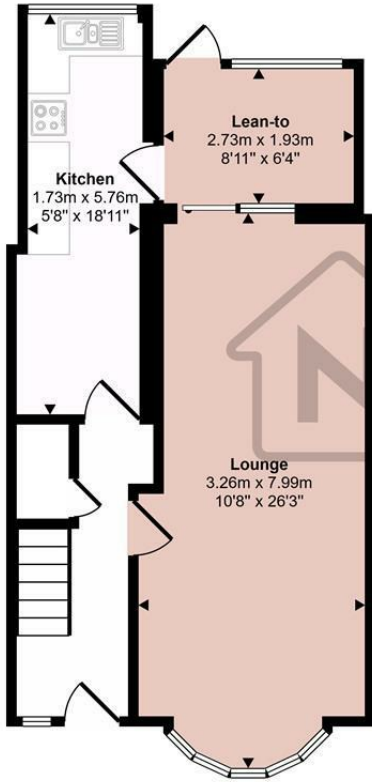
On the ground floor, the home features a large through lounge, providing an excellent space for both relaxing and entertaining. The long galley-style kitchen offers ample worktop and storage space, making it perfect for everyday family living.

Further benefits include a useful lean-to at the rear, offering additional versatile space and a

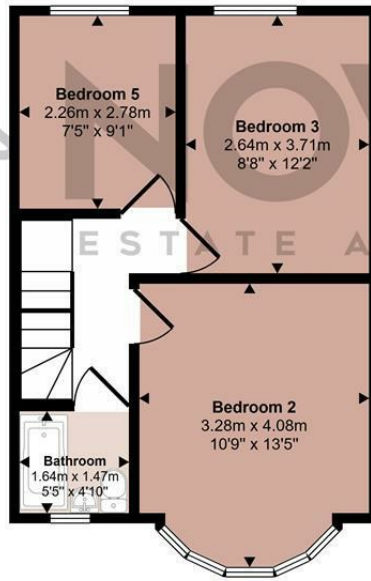
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- 5 Bedroom Home
- Driveway Parking
- Lean-to At Rear
- Large Galley Kitchen
- 1 Family Bathrooms & Large Ensuite
- Close to Local Amenities
- Immaculate Garden

£425,000

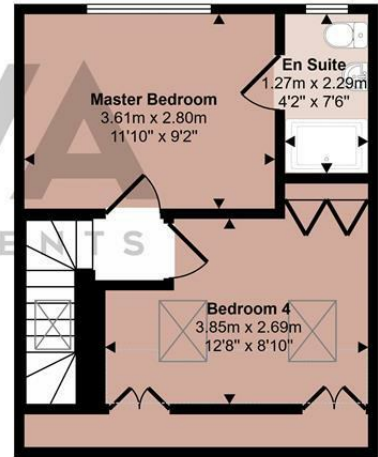
Approx Gross Internal Area
118 sq m / 1271 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft



First Floor
Approx 38 sq m / 406 sq ft



Second Floor
Approx 31 sq m / 336 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	