



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £370,000

Weltmore Road, Luton, Bedfordshire, LU3 2TN



## KEY FEATURES:

- IMMACULATE SEMI DETACHED FAMILY HOME • DECORATED TO A CONTEMPORARY THEME • THREE WELL PROPORTIONED BEDROOMS • BLOCK PAVED DRIVEWAY • NEWLY INSTALLED COMBINATION BOILER • WALKING DISTANCE TO LEAGRAVE STATION • WEST FACING REAR GARDEN • FITTED KITCHEN, BATHROOM & SEPARATE WC

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this beautifully presented three bedroom semi detached family home situated in the sought after 'Limbury Mead' area of Luton.

Extended to the rear providing an additional sitting room & a converted garage which expands the living room into a dining area, boasting over 1100sqft of living space. Decorated to a contemporary theme throughout with smooth ceilings & modern floor coverings.

Newly installed combination boiler, West facing rear garden & block paved driveway are just a few of the attributes this impressive property has to offer, an internal viewing is a must to fully appreciate.

In brief the property comprises; Bright & airy entrance hall with stairs rising to the first floor, fitted kitchen with ample units & integrated fridge/freezer, open-plan 'L' shaped living room opening through to the dining area, separate sitting room with patio doors leading to the rear garden. On the first floor is a spacious landing leading to three well proportioned bedrooms, bathroom suite with shower & separate WC.

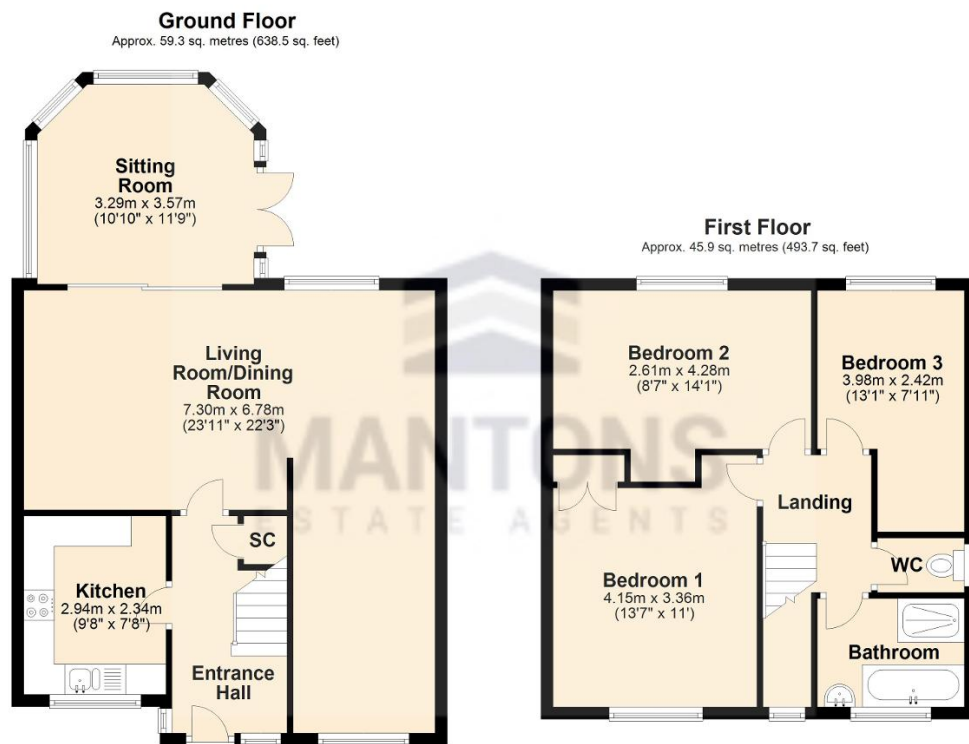
Further benefits include; Double glazed windows & doors, block paved driveway providing ample off road parking, access to a part boarded loft via loft ladder (housing combination boiler), secluded & well tended West facing rear garden with a lovely patio area.

For further information or to arrange a viewing contact Mantons Estate Agents.

Weltmore Road is located in the popular 'Limbury Mead' area of Luton, a highly desirable location within close proximity of all local amenities, including; Tesco's Express, butchers, hairdressers, post office & chemist. Also within reach is Sainsbury's & Aldi supermarkets. Leagrave ThamesLink train station is within 1 mile walking distance whilst M1 junction 11 & L&D hospital are both within a short drive. The Meads Primary & Lea Manor High are the school catchments.

## Additional Information

EPC Rating C. Council Tax Band D. 1132 sqft (Approx.)



Total area: approx. 105.2 sq. metres (1132.2 sq. feet)