



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £350,000

Swasedale Road, Luton, Bedfordshire, LU3 2UB



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE GENEROUS SIZE BEDROOMS • PART GARAGE CONVERSION - SHOWER ROOM • POTENTIAL TO EXTEND (STP) • POPULAR 'LIMBURY MEAD' LOCATION • WALKING DISTANCE TO LEAGRAVE STATION • WELL TENDED FRONT & REAR GARDENS • EASY ACCESS TO M1 JUNCTION 11 & 11A

Description

MANTONS ESTATE AGENTS are delighted to present this well-appointed three-bedroom semi-detached family home for sale in the highly sought-after 'Limbury Mead' area.

Featuring an extended porch & a partially converted garage providing a ground floor shower room, this property offers ample potential for extension (stp).

In summary, the property comprises an entrance porch & hall with stairs rising to the first floor, a spacious 21ft lounge/diner, kitchen leading through to the shower room, and the converted garage. Upstairs, there are three generously sized bedrooms & a bathroom suite.

Additional benefits include double glazed windows & doors, gas central heating, well-tended front & rear gardens, and a driveway leading to the garage.

For more information or to arrange a viewing, please contact Mantons Estate Agents.

Swasedale Road is situated in the sought-after 'Limbury Mead' area of Luton, known for its high desirability & convenience to local amenities. Within close proximity, residents can find a range of essential services, including Tesco's Express, butchers, hairdressers, post office, and chemist. Additionally, Sainsbury's & Aldi supermarkets are easily accessible.

For commuters, Legrave ThamesLink train station is just a mile away, offering convenient access to London & beyond. Motorway access is also convenient, with M1 junction 11 within a short drive. The location is also favorable for those needing access to healthcare, with L&D Hospital nearby.

Families will appreciate the excellent educational facilities in the area, with The Meads Primary & Lea Manor High Schools being the designated catchments.

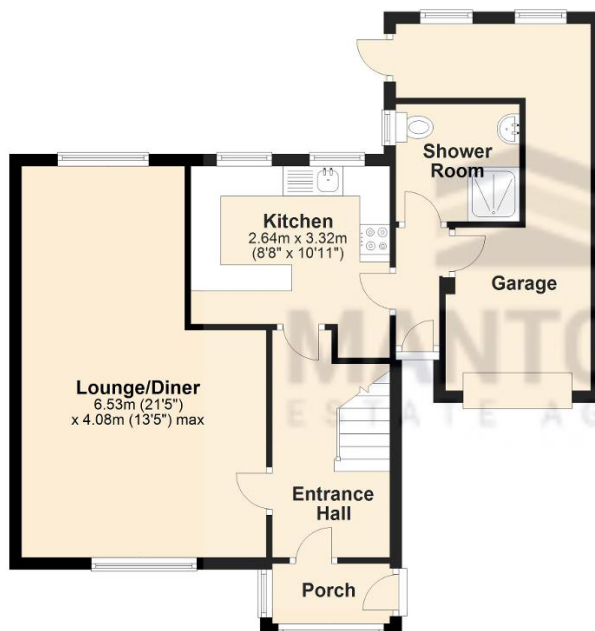
Additional Information

EPC Rating D. Council Tax Band D. 948 sqft (Approx).



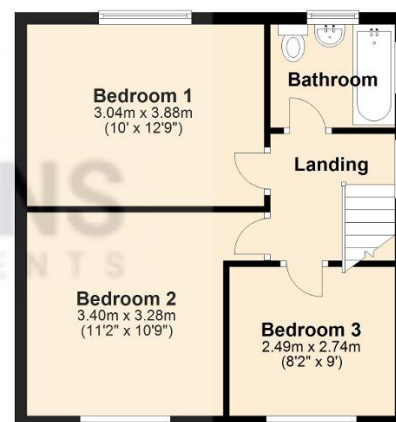
Ground Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 88.1 sq. metres (948.4 sq. feet)