



MANTONS

ESTATE AGENTS

4 Bedroom Semi-Detached for Sale - £400,000

Launton Close, Luton, Bedfordshire, LU3 4BF



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • FOUR WELL PROPORTIONED BEDROOMS • CUL DE SAC LOCATION IN BARTON HILLS • DECORATED TO A CONTEMPORARY THEME • SPACIOUS LOUNGE & DINING AREA • CENTRAL HEATING VIA COMBINATION BOILER • WALKING DISTANCE TO SAINSBURY'S • DRIVEWAY & SINGLE GARAGE

Description

MANTONS ESTATE AGENTS proudly presents this stunning four bedroom semi detached home in the sought-after Barton Hills development.

Nestled in a serene cul-de-sac & boasting scenic views of open greenery at the rear, this residence is adorned with contemporary decor throughout. Plus, it features gas central heating facilitated by a recently installed combination boiler (housed in loft), among other notable attributes.

In summary, the property comprises an inviting entrance hall, convenient cloakroom, a spacious lounge flowing seamlessly into the dining area with access to the rear garden via patio doors, a well equipped fitted kitchen, modern bathroom suite and four generously sized bedrooms.

Additional highlights include double glazed windows & doors, secluded rear garden with side access, a partially boarded loft and a driveway leading to a single garage complete with power & light fittings.

For inquiries or to schedule a viewing, please don't hesitate to reach out to Mantons Estate Agents.

Launton Close graces Barton Hills, a prestigious housing development crafted in the late 1980s, which remains as coveted today as it was upon its inception. Nestled on the A6 side of Barton Hills, it resides along one of the area's most desirable streets. This exquisite property boasts a serene backdrop of open greenery at its rear, harmoniously situated among fellow detached residences. Residents enjoy convenient access to a range of local amenities, including Sainsbury's & Aldi supermarkets, medical services such as doctors & dentists, a welcoming public house, convenient local bus routes & children's nursery. For commuters, M1 junction 11 lies just 5 miles away, while Leagrave ThamesLink train station is a mere 2 miles distant, with London Luton airport conveniently reachable within a 7-mile radius.

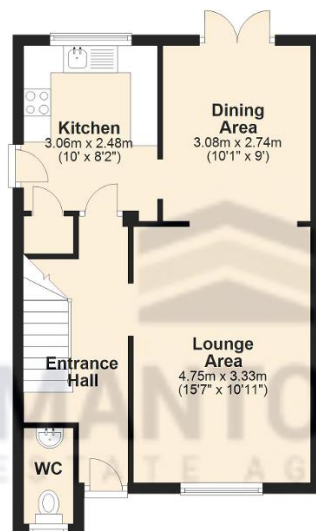
Additional Information

EPC Rating TBC. Council Tax Band D. 937 Sq.ft (Approx.)



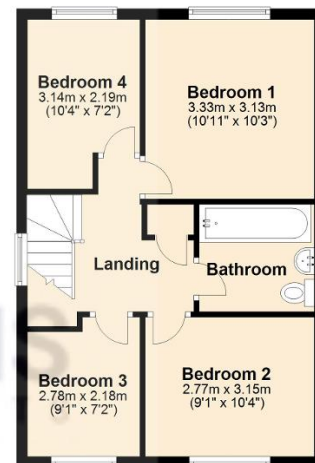
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 sq. feet)