



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £280,000

Whitehaven, Luton, Bedfordshire, LU3 4BX



## KEY FEATURES:

- WELL PRESENTED SEMI DETACHED HOME
- THREE GENEROUS SIZE BEDROOMS
- CUL DE SAC LOCATION IN BARTON HILLS
- OVERLOOKING OPEN COUNTRYSIDE TO THE REAR
- FITTED KITCHEN & BATHROOM
- CONSERVATORY
- WALKING DISTANCE TO SAINSBURY'S
- GARAGE & DRIVEWAY

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well presented three bedroom semi detached family home positioned in a cul de sac on the popular Barton Hills development.

This particular design has three well proportioned bedrooms with the added advantage of an integral garage which has the possibility to convert (stp).

In brief the property comprises; Entrance lobby, 22ft lounge/diner leading through to the conservatory & a fitted kitchen. On the first floor is a four piece family bathroom suite, landing with access to the loft via ladder & three well proportioned bedrooms.

Further benefits include; Double glazed windows & doors, gas central heating, garage & paved driveway with additional block paved area providing further off road parking, gardens to front & rear.

To arrange a viewing or for further information contact Mantons on 01582 883 989 or [sales@mantons-estateagents.co.uk](mailto:sales@mantons-estateagents.co.uk)

Whitehaven is a Close located on the highly sought after Barton Hills housing development constructed in the early 1990's, proving to be as popular today as when first built. This particular property is nestled in a cul de sac overlooking beautiful open countryside to the rear. Local amenities include Sainsbury's supermarket, doctors, dentist, public house and local bus routes. Bramingham primary & Lea Manor high are the school catchments.

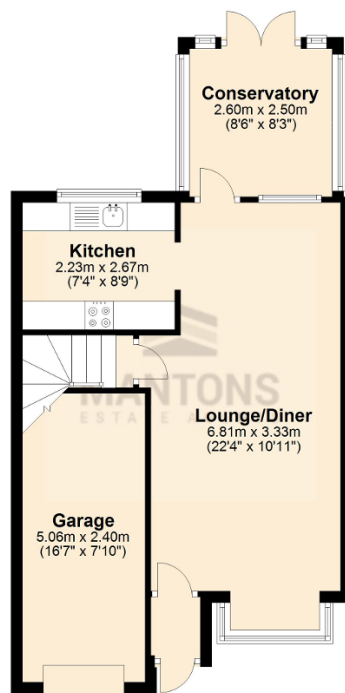
## Additional Information

EPC Rating D. Council Tax Band C. 968 sqft (Approx.)



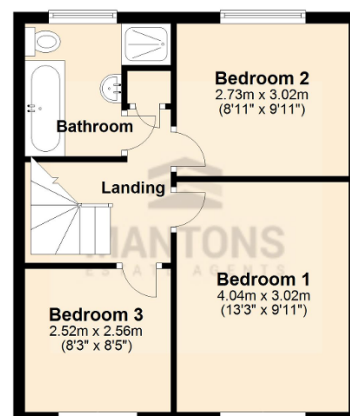
### Ground Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 89.9 sq. metres (968.0 sq. feet)