



MANTONS

ESTATE AGENTS

3 Bedroom Detached for Sale - £385,000

Thelby Close, Luton, Bedfordshire, LU3 2UF



KEY FEATURES:

- EXTENDED DETACHED FAMILY HOME • AMPLE POTENTIAL TO EXTEND FURTHER (STP) • SELECT CUL DE SAC IN 'LIMBURY MEAD' • CONVERTED GARAGE TO BEDROOM & WET ROOM • SPACIOUS 20FT KITCHEN/DINER • NO UPPER CHAIN COMPLICATIONS • THREE GENEROUS SIZE BEDROOMS • WALKING DISTANCE TO LEAGRAVE STATION

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this impressive three/four bedroom extended detached family home nestled in a select cul de sac on the popular 'Limbury Mead' development with no upper chain complications.

The property has been extended to the rear to provide a larger kitchen whilst the garage has been converted into a bedroom with a wet room, this room has versatile use; playroom, home office or sitting room.

In brief the property comprises; Entrance porch & hall with stairs rising to the first floor, 17ft 'bright & airy' lounge with feature fire place, separate dining room leading through to a sun room, 20ft kitchen/diner with ample cupboards, counter space & breakfast bar. On the first floor are three generous size bedrooms & a fitted shower room & separate wc.

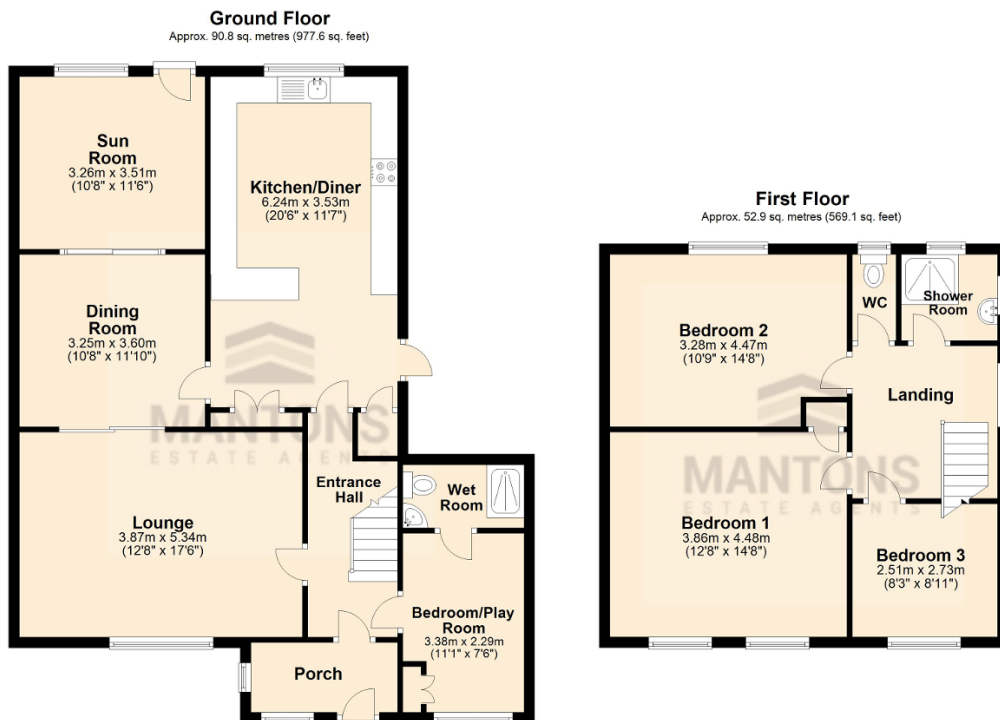
Further benefits include; Double glazed windows & doors, gas central heating serviced via a 'Vaillant' boiler, larger than average rear garden, beautifully kept with mature shrubs enjoying complete privacy, side access, well maintained front garden with driveway.

Contact Mantons to arrange a viewing or for further information on 01582 883 989 | sales@mantons-estateagents.co.uk

Thelby Close is a small close unknown to many located in the popular 'Limbury Mead' area of Luton. Set amongst only nine similar detached homes this is a highly desirable location within close proximity of all local amenities, including a parade of shops (Tesco's Express, butchers, hairdressers, post office & chemist). Leagrave Thames Link 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 D. Council Tax Band D. 1546 sqft (Approx).



Total area: approx. 143.7 sq. metres (1546.7 sq. feet)