

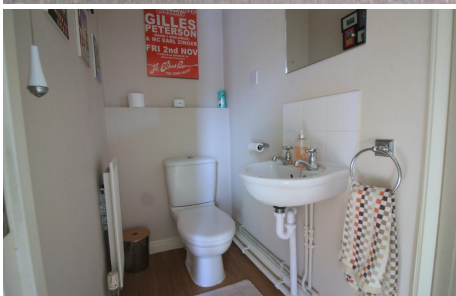


MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £250,000

Primrose Close, Luton, Bedfordshire, LU3 1EZ



KEY FEATURES:

- VERY IMPRESSIVE SEMI DETACHED HOME • BOASTING 786 SQFT (APPROX) LIVING SPACE • DECORATED TO A CONTEMPORARY THEME • WALKING DISTANCE TO TRAIN STATION • CLOAKROOM & FAMILY BATHROOM • TWO GENEROUS SIZED BEDROOMS • CONSTRUCTED IN 2006 TO A HIGH STANDARD • FITTED KITCHEN/DINER

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very impressive two bedroom semi detached home positioned on this popular development, constructed in 2006 to a high standard with modern fixtures, stylish fittings & a contemporary décor scheme.

Boasting an impressive 786 sqft (Approx.) of living space over two floors, larger than your average two bedroom home. 15ft kitchen/diner, cloakroom, two double bedrooms & a well maintained rear garden are just a few of the attributes this lovely home has to offer, an internal viewing is a must to fully appreciate.

In brief the property comprises; Entrance lobby, cloakroom, 15ft lounge leading through to a 15ft kitchen/diner fitted with ample units & counter space with 'French' doors opening to the rear garden. On the first floor is a fitted bathroom suite and two well proportioned bedrooms.

Further benefits include; Gas central heating, East facing rear garden with side access, two parking bays to front, double glazed windows & doors.

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

Primrose Close is a pleasant cul de sac positioned off the New Bedford Road, constructed in 2006 proving as popular today as when first built. Within a short walk of Luton Thames Link train station, town centre & University. Junction 10 of the M1 motorway & London Luton airport are both a short drive away. William Austin/River Bank Primary & Denbigh High are the school catchments.

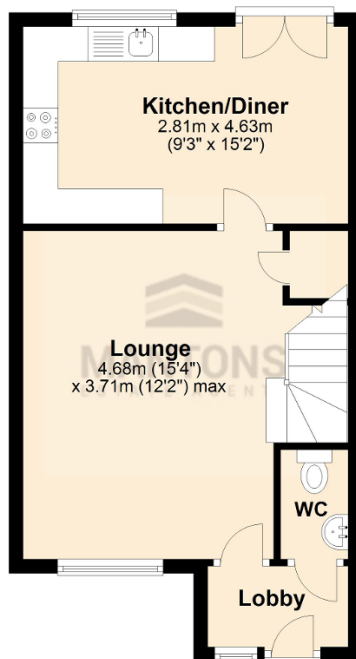
Additional Information

EPC Rating C. Council Tax Band B. 786 sqft (Approx.)



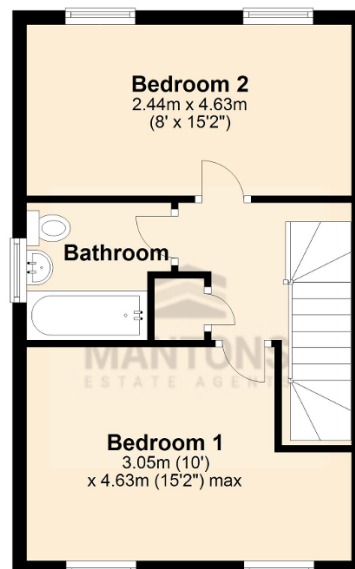
Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 73.1 sq. metres (786.3 sq. feet)