



# MANTONS

ESTATE AGENTS

3 Bedroom Detached for Sale - £390,000

Turnpike Drive, Luton, Bedfordshire, LU3 3RB



## KEY FEATURES:

- IMMACULATE THREE BEDROOM FAMILY HOME • DECORATED TO A CONTEMPORARY THEME •
- PLANNING PREVIOUSLY GRANTED TO EXTEND • 10FT CONSERVATORY & 24FT LIVING ROOM •
- BEAUTIFUL, SECLUDED EAST FACING GARDEN • REFITTED CLOAKROOM & SHOWER ROOM • STYLISH
- REFITTED KITCHEN & DINING ROOM • CUL DE SAC LOCATION IN TURNPIKE DRIVE

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this exceptional three bedroom detached family home located in a small cul de sac in the popular area of Turnpike Drive. The property has undergone significant upgrades & modifications over recent years providing 1250 sqft (Approx.) of living space, well equipped to meet the needs of a modern day family.

Decorated to a contemporary theme throughout with stylish fixtures & fittings, refitted kitchen, cloakroom and shower room. No expense has been spared when replacing the windows & doors, floor coverings and integrated appliances. The list of superlatives are endless on this truly amazing home, an internal viewing is a must to fully appreciate.

Previously planning permission had been granted to extend over the garage and dining room to create additional bedrooms on the first floor.

In brief the property comprises; Entrance hall, cloakroom, 24ft living room with feature fire place and large bow bay window with individual integral blinds. Dining room with 'Karndean' flooring leading through to the conservatory. Stylish kitchen fitted with ample units, 'Granite' worktops & integrated appliances, also with 'Karndean' flooring. On the first floor there are three generous size bedrooms & a refitted shower room. The master and second bedroom both fitted wardrobes.

Further benefits include; Replacement double glazed windows & doors, block paved driveway leading to a single garage with electric door, private rear garden with a paved patio areas, gas central heating and replacement internal doors.

Contact Mantons Estate Agents to arrange a viewing or for further information on this very impressive home.

Turnpike Drive is a popular location positioned on the North side of Luton within walking distance of beautiful rolling countryside. This particular property is nestled in a cul de sac amongst similar detached homes. Local amenities include; Sainsbury's supermarket, South Beds Golf Club, doctors, dentist, public house and local bus routes. Warden Hill Primary & Icknield High are the school catchments.

## Additional Information

EPC Rating D. Council Tax Band D. 1250 sqft (Approx.).



Total area: approx. 116.2 sq. metres (1250.6 sq. feet)