



# MANTONS

ESTATE AGENTS

2 Bedroom Bungalow for Sale - £310,000

Monton Close, Luton, Bedfordshire, LU3 2TQ



## KEY FEATURES:

- VERY IMPRESSIVE SEMI DETACHED BUNGALOW
- NO UPPER CHAIN COMPLICATIONS
- SMALL CUL DE SAC IN LIMBURY MEAD
- DECORATED TO A CONTEMPORARY THEME
- GAS CENTRAL HEATING VIA COMBI BOILER
- FUSE BOARD REPLACED IN 2015
- KITCHEN/DINER WITH VAULTED CEILING
- TWO GENEROUS SIZE BEDROOMS

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this exceptional two bedroom extended semi detached bungalow located in the popular 'Limbury Mead' area of Luton with no upper chain complications.

Extended & re-configured providing the perfect 'feel' & 'flow', the kitchen has been moved to the rear with a vaulted ceiling extension added whilst the original kitchen has been changed to a bedroom. Decorated to a contemporary theme throughout with modern floor coverings, replacement fuse board (2015) & gas central heating serviced via a combination boiler with 'Nest' heating controls.

In brief the property comprises; Entrance porch & hall, 14ft lounge, shower room, two double bedrooms & a beautiful 'hub of the home' kitchen/diner.

Further benefits include; Double glazed windows & doors, front garden, driveway with carport & garage, Loft with ladder access, generous size and secluded North facing rear garden.

For further information or to arrange a viewing contact Mantons Estate Agents.

Monton Close is a small cul de sac located in the popular Limbury Mead area of Luton. Within close proximity of all local amenities including a local parade of shops - Tesco's express, hardware store pharmacy & post office. Legrave Thames Link train station is within 2 miles, Junction 11 & 11a of the M1 motorway are both close by.

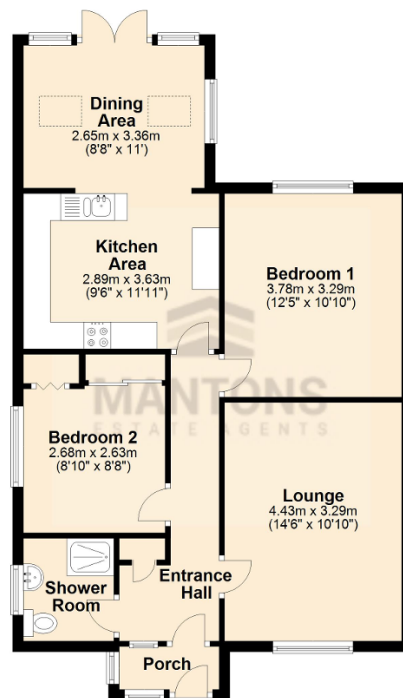
## Additional Information

EPC Rating D. Council Tax Band C. 744 sqft (Approx.)



### Ground Floor

Approx. 69.1 sq. metres (744.1 sq. feet)



Total area: approx. 69.1 sq. metres (744.1 sq. feet)