



# MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - Offers in Excess of £400,000

Blakeney Drive, Luton, Bedfordshire, LU2 7AL



## KEY FEATURES:

- IMMACULATE FOUR BEDROOM DETACHED HOME • DECORATED TO A CONTEMPORARY THEME • NESTLED IN A CUL DE SAC • SECLUDED SOUTH FACING GARDEN • GARAGE & DRIVEWAY • WALKING DISTANCE TO OPEN COUNTRYSIDE • GAS CENTRAL HEATING & DOUBLE GLAZED • FITTED KITCHEN, BATHROOM & CLOAKROOM

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very impressive four bedroom detached family home nestled in a cul de sac on the popular 'Warden Hills' development.

Decorated to a contemporary theme with modern floor coverings & stylish fixtures & fittings. South facing rear garden, two separate reception rooms & garage with driveway. An internal viewing is a must to fully appreciate.

In brief the property comprises; Entrance hall with stairs rising to the first floor, cloakroom, 17ft living room with door opening to the rear garden, separate dining room, fitted kitchen with integrated fridge/freezer. To the first floor is a fitted family bathroom suite & four bedrooms all with built-in wardrobes.

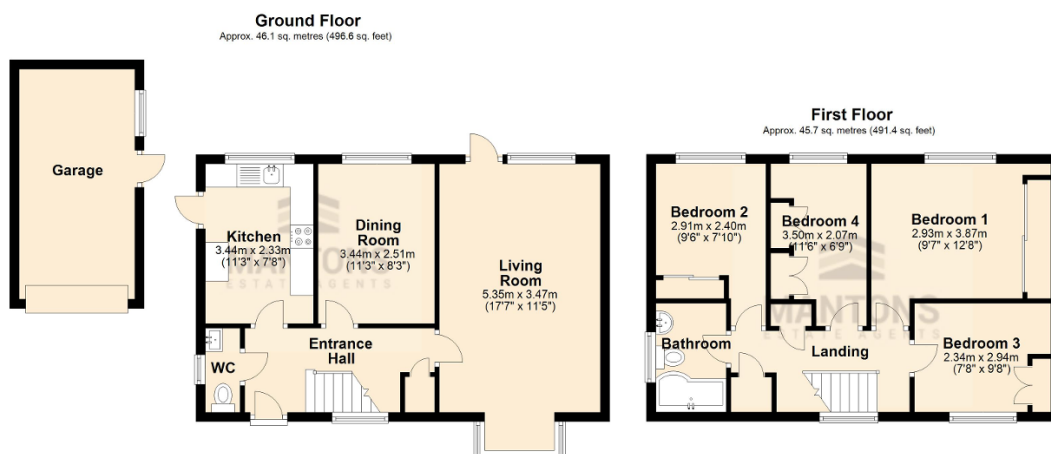
Further benefits include; Double glazed windows & doors, gas central heating, intruder alarm system, part boarded loft with ladder access, rear garden with paved patio & lawn area, garden shed with power & light, driveway providing ample off road parking leading to a single garage.

Contact Mantons Estate Agents to arrange a viewing or for further information.

Blakeney Drive is located in Warden Hills, a highly sought after area on the northern outskirts of Luton. This particular property is nestled in a small close of similar detached homes. Warden Hills is a short walk away, ideal for enjoying the open fields & hills. 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 - C. Council Tax Band - E. 988 sqft (Approx).



Total area: approx. 91.8 sq. metres (988.0 sq. feet)