

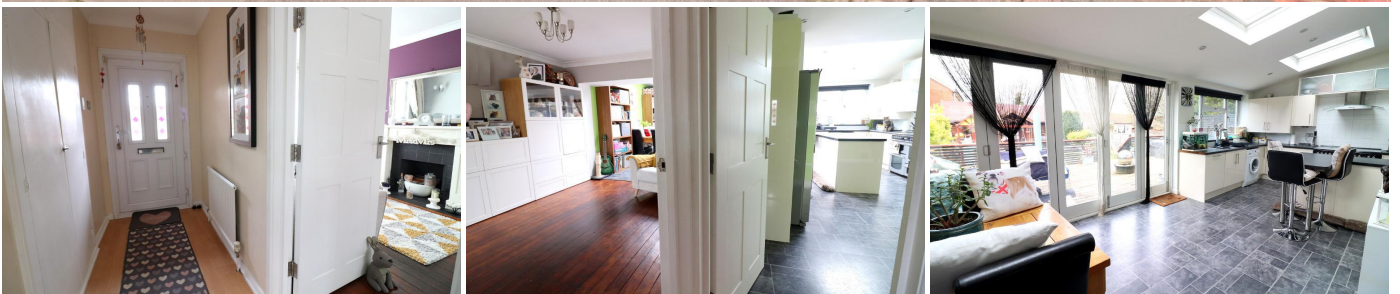


# MANTONS

ESTATE AGENTS

4 Bedroom Semi-Detached for Sale - Offers in Excess of £415,000

Stoneygate Road, Luton, Bedfordshire, LU4 9TG



## KEY FEATURES:

- VASTLY EXTENDED SEMI DETACHED HOME
- FOUR GENEROUS SIZE BEDROOMS
- POTENTIAL TO CONVERT THE GARAGE (STP)
- 25FT STUDIO TO THE REAR OF THE GARDEN
- CONFIGURED OVER THREE FLOORS
- EXCEPTIONAL CONDITION THROUGHOUT
- EN SUITE TO THE MASTER BEDROOM
- 'HUB OF THE HOME' KITCHEN/DINER

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this exceptional four bedroom extended semi detached family home configured over three floors. The property has undergone significant upgrades & modifications over recent years including a rear extension with a vaulted ceiling & bi-fold doors leading to the rear garden, loft conversion providing an additional bedroom & en suite shower room.

Over 1550 sqft of modern living space, well equipped to meet the needs of a large or growing family, with the added benefit of a 25ft studio to the rear of the garden with vaulted ceiling, feature timber beams, power & light, perfect space for running a business or working from home.

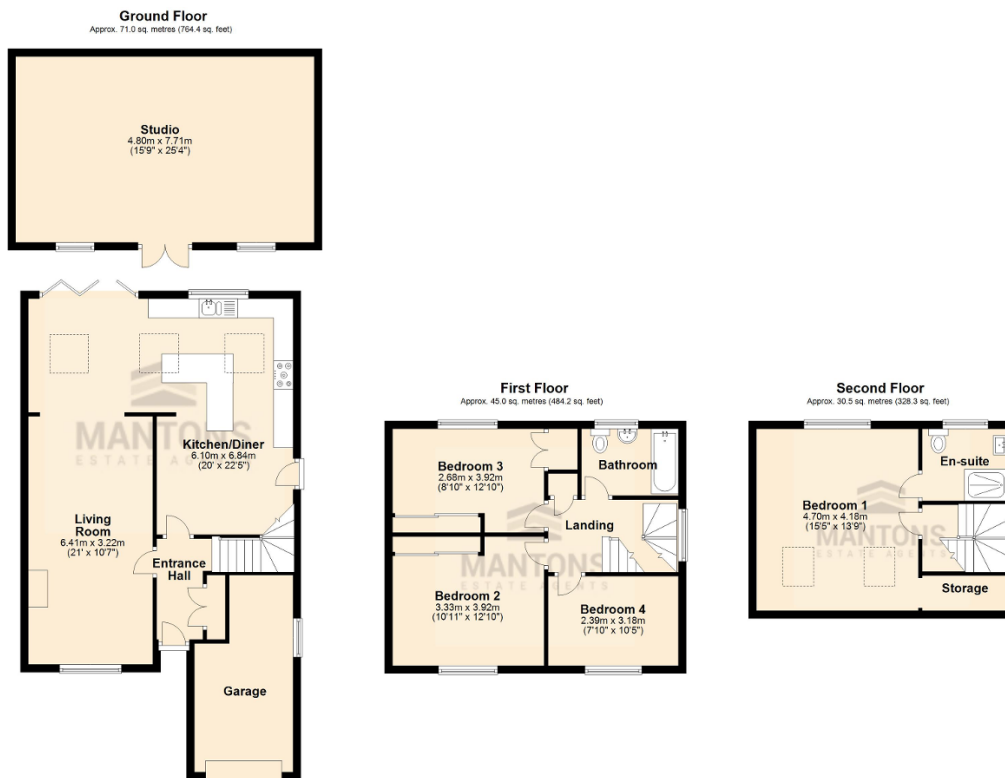
Decorated to a contemporary theme throughout with smooth ceilings, stylish fixtures & fittings, stunning 'hub of the home' kitchen/dining/family room and a refitted bathroom suite. The list of superlatives are endless on this truly amazing home, an internal viewing is a must to fully appreciate.

In brief the property comprises; Entrance hall with stairs rising to the first floor, 21ft living room with feature fire place, stunning 'hub of the home' refitted kitchen/dining/family room fitted with ample units, centre island (underfloor heating), windows to a vaulted ceiling and bi-fold doors leading to the rear garden. On the first floor there are three generous size bedrooms & a refitted bathroom suite, two of the bedrooms have fitted wardrobes. To the second floor is a 15ft master bedroom with en suite shower room (underfloor heating), the bedroom has far reaching views from both aspects.

Further benefits include; Replacement double glazed windows & doors, block paved driveway providing ample off road parking leading to a single garage. Shutters to the front windows, North/West facing rear garden with a large decking area & lawn area and gas central heating.

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

Stoneygate Road is located on the Luton/Dunstable borders within easy reach of all local amenities including; Tesco's supermarket, dentist, doctors & schools. Walking distance to the new high speed bus route which connects the towns of Dunstable, Houghton Regis and Luton with Luton Airport, town centre and main railway station. Junction 11 of the M1 motorway is a short drive as is Leagrave Thames Link Train Station and Luton & Dunstable hospital. Beechwood Primary & Challney High are the school catchments.



Total area: approx. 146.5 sq. metres (1576.9 sq. feet)