



# MANTONS

ESTATE AGENTS

3 Bedroom Detached for Rent - £1,450 per month

Kidner Close, Luton, Bedfordshire, LU2 7SX



## KEY FEATURES:

- WELL PRESENTED THREE BEDROOM HOME
- AVAILABLE TO MOVE INTO IN AUGUST
- EN SUITE TO MASTER BEDROOM
- FITTED WARDROBES TO ALL BEDROOMS
- REFITTED BATHROOM SUITE
- RECENTLY DECORATED THROUGHOUT
- GARAGE & DRIVEWAY
- GAS CENTRAL HEATING VIA COMBI BOILER

## Description

MANTONS LETTINGS are pleased to offer for rent this very well presented three bedroom detached home located in Bushmead, available to move into beginning of August.

Recently decorated throughout to a contemporary, newly installed bathroom suite and gas central heating serviced via a combination boiler.

In brief the property comprises; Entrance hall with stairs rising to the first floor, cloakroom, living room with feature fire place leading through to a conservatory, separate dining room & a fitted kitchen with cooker & dishwasher. Three well proportioned bedrooms all with built-in wardrobes, master bedroom with en suite shower room & a refitted bathroom suite.

Further benefits include; Double glazed windows & doors, paved driveway providing ample off road parking leading to a single garage, South facing rear garden with paved patio & intruder alarm. Contact Mantons Lettings for further information or to arrange a viewing.

## ADDITIONAL INFORMATION

EPC Rating D

Council Tax Band E

Available to rent from the beginning of August

Deposit £1500 (5 weeks rent)

Holding deposit £300 (1 weeks rent)

Unfurnished

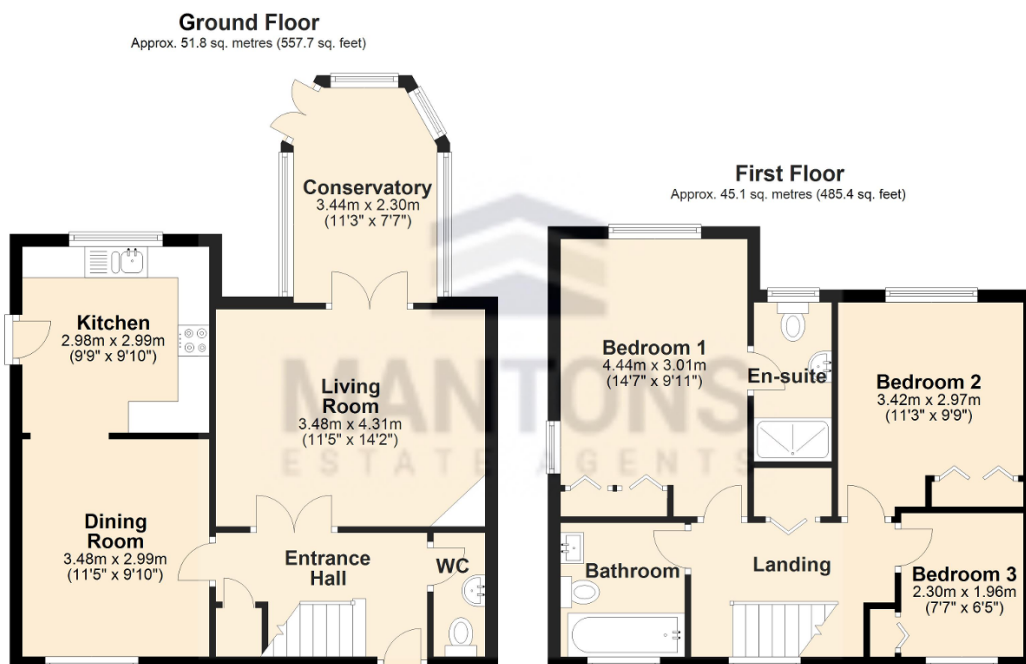
Client Money Protect Scheme (CMP) member number CMP005252

The Property Ombudsman (TPO) member number D12281

Kidner Close is a small cul de sac located in Bushmead, a very popular housing development constructed in the 1990's. This particular property is positioned on a generous size plot within walking distance to beautiful open countryside, Warden Hills. Local shops, doctors, public house & bus route are all within easy reach. Bushmead Primary & Stopsley High are the school catchments.

## Additional Information

EPC Rating D. Council Tax Band E. 1043sqft (Approx.)



Total area: approx. 96.9 sq. metres (1043.1 sq. feet)