



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Rent - £1,500 per month

Bosmore Road, Luton, Bedfordshire, LU3 2TS



## KEY FEATURES:

- IMMACULATE SEMI DETACHED HOME • COMPLETELY REFURBISHED THROUGHOUT • AVAILABLE TO RENT IMMEDIATELY, £1400 PCM • THREE WELL PROPORTIONED BEDROOMS • GARAGE WITH DRIVEWAY • DECORATED TO A CONTEMPORARY THEME • WALKING DISTANCE TO LEAGRAVE STATION • WALKING DISTANCE TO AN ARRAY OF SHOPS

## Description

MANTONS LETTINGS are pleased to offer for rent this completely refurbished three bedroom extended semi detached family home located in the popular area of Limbury Mead, available to move into immediately.

Over recent months the property has been refurbished throughout including; New electrics, heating system & a beautifully fitted kitchen, cloakroom & bathroom. Decorated to a contemporary theme throughout with neutral floor coverings & smooth ceilings. The extension to the rear provides a 16ft kitchen/diner with 'French' doors opening to the rear garden.

In brief the property comprises; Entrance hall with stairs rising to the first floor, lounge with feature fire place, ground floor bathroom & dining area which leads through to the kitchen/diner. On the first floor are three well proportioned bedrooms & a cloakroom.

Further benefits include; Gas central heating serviced via a replacement combination boiler, double glazed windows & doors, garage with block paved driveway providing ample off road parking, private rear garden with paved patio area & side access.

For further information or to arrange a viewing contacts Mantons Lettings.

EPC Rating D

Council Tax Band C

Available to rent immediately

Deposit £1615 (5 weeks rent)

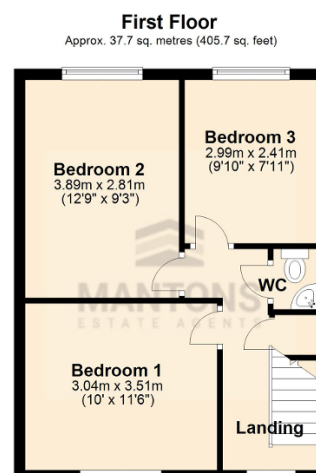
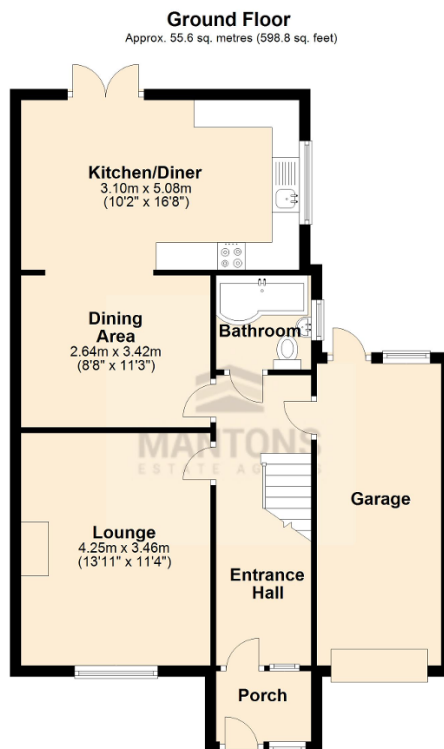
Holding deposit £323 (1 weeks rent)

Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

The Property Ombudsman (TPO) member number D12281

Bosmore Road is located in the popular 'Limbury Mead' area of Luton, a highly desirable location within close proximity of all local amenities, including; Tesco's Express, butchers, hairdressers, post office & chemist. Leagrave Thames Link train station is within 1 mile walking distance whilst M1 junction 11 & L&D hospital are both within a short drive. The Meads Primary & Lea Manor High are the school catchments.



Total area: approx. 93.3 sq. metres (1004.5 sq. feet)