



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - Guide Price £450,000

Manton Drive, Luton, Bedfordshire, LU2 7DH



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- THREE WELL PROPORTIONED BEDROOMS
- EXTENDED TO THE REAR
- AMPLE POTENTIAL TO EXTEND FURTHER (STP)
- PRIVATE WEST FACING REAR GARDEN
- NO UPPER CHAIN COMPLICATIONS
- SPACIOUS 18FT LOUNGE/DINER
- SEPARATE DINING ROOM

Description

MANTONS ESTATE AGENTS are pleased to be offering for sale this well appointed three bedroom extended semi detached family home positioned along a beautiful 'tree lined' road in the popular Old Bedford Road area with no upper chain complications.

Extended to the rear of the garage providing a separate dining room which could be utilised as a sitting room or home office, ample potential to extend further or convert the loft (stp).

In brief the property comprises; Entrance hall, 18ft lounge/diner with sliding patio doors opening to the rear garden, separate dining room & fitted kitchen. On the first floor there are three well proportioned bedrooms & a bathroom suite with separate WC.

Further benefits include; Double glazed windows & doors, garage with access to the rear garden, driveway & front garden, intruder alarm system, secluded West facing rear garden with raised patio area & gas central heating.

An internal viewing comes highly recommended to fully appreciate the size & condition, contact Mantons Estate Agents to arrange.

Manton Drive is a beautiful 'tree lined' road located in a highly sought after area off the Old Bedford Road. Local amenities including shops, doctors & schools are all within walking distance. Junction 10 of the M1 motorway, Luton Thames Link train station & London Luton airport are also in close proximity. Bushmead Primary & Stopsley High are the school catchments.

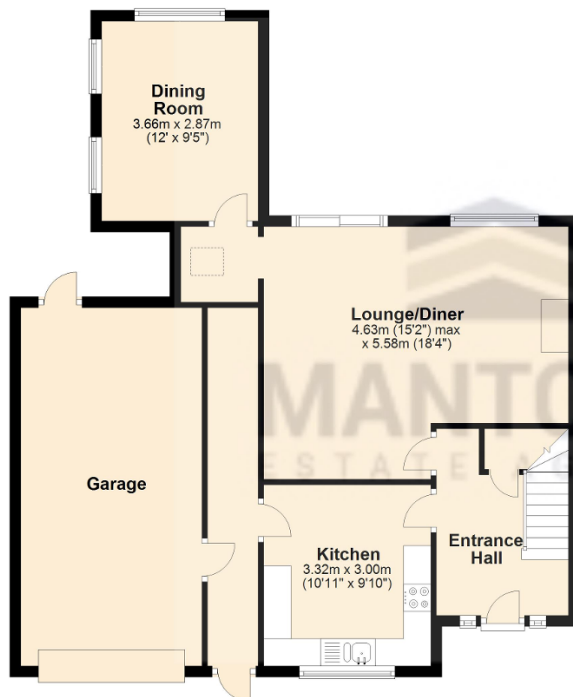
Additional Information

EPC Rating D. Council Tax Band D. 1123 sqft (Approx.)



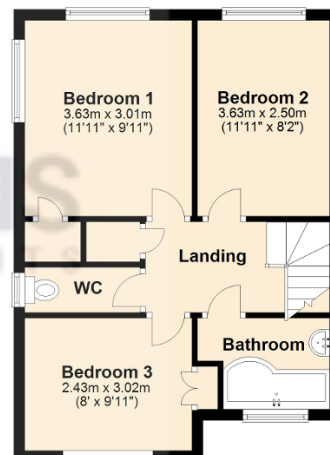
Ground Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 104.4 sq. metres (1123.6 sq. feet)