

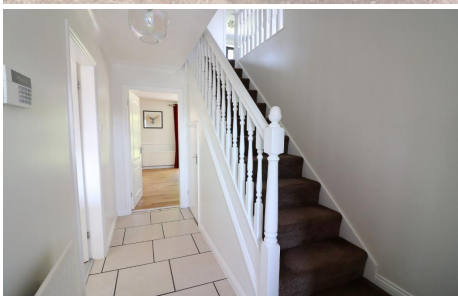


# MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - £540,000

Launton Close, Luton, Bedfordshire, LU3 4BF



## KEY FEATURES:

- VERY IMPRESSIVE DETACHED FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- DECORATED TO A CONTEMPORARY THEME
- EN SUITE TO MASTER BEDROOM
- CUL DE SAC LOCATION IN BARTON HILLS
- REFITTED KITCHEN & CLOAKROOM
- DOUBLE GLAZED WINDOWS & DOORS
- GAS CENTRAL HEATING VIA COMBI BOILER

## Description

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

Decorated to a contemporary theme throughout with modern floor coverings & stylish fixtures & fittings. The double garage has been part converted into an entertainment space with a wc, a versatile space which could be utilised as a home office.

Recently refitted kitchen with ample units & counter space, private rear garden with paved patio, gas central heating serviced via a replacement combination boiler & ample off road parking are just a few of the attributes this impressive home has to offer.

In brief the property comprises; Entrance hall with stairs rising to the first floor, cloakroom, 15ft living room with 'French' doors leading to the rear garden, separate dining room & a refitted kitchen. To the first floor fitted bathroom suite & four generous size bedrooms, master bedroom with en suite shower room & all bedrooms with built-in wardrobes.

Further benefits include; Double glazed windows & doors, part boarded loft access via a ladder, block paved driveway providing ample off road parking leading to the remainder of the garage.

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

Launton Close is located in Barton Hills, a highly sought after housing development constructed in the early 1990's, proving to be as popular today as when first built. Positioned on the A6 side of Barton Hills, along one of the most sought after roads, this particular property is nestled in a cul de sac. Local amenities include Sainsbury's supermarket, children's nursery and local bus routes. M1 junction 11 is 5 miles, Leagrave Thames Link train station is 2 miles & London Luton airport is only 7 miles away from the property.

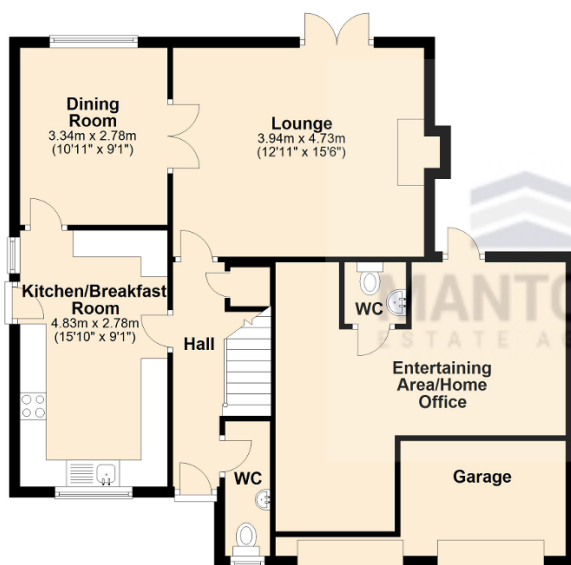
## Additional Information

EPC Rating D. Council Tax Band F. 1580 sqft (Approx.)



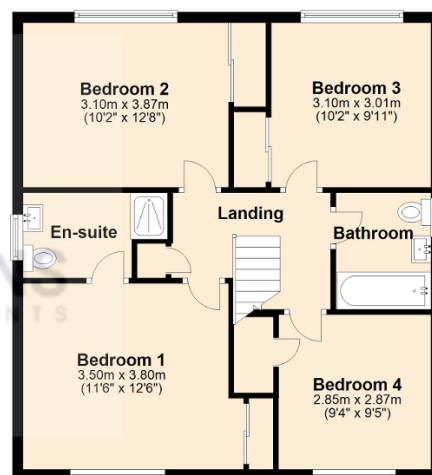
### Ground Floor

Approx. 82.6 sq. metres (889.6 sq. feet)



### First Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 146.9 sq. metres (1580.7 sq. feet)