



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Rent - £1,600 per month

Hewlett Road, Luton, Bedfordshire, LU3 2RP



## KEY FEATURES:

- IMPRESSIVE SEMI DETACHED HOME • AVAILABLE TO RENT FROM DECEMBER • £1600.00 PER MONTH •
- THREE WELL PROPORTIONED BEDROOMS • SHORT WALK TO LEAGRAVE TRAIN STATION • FITTED KITCHEN/DINER WITH APPLIANCES • FITTED CLOAKROOM & BATHROOM • GENEROUS SIZE REAR GARDEN

## Description

MANTONS LETTINGS are pleased to offer for rent this immaculate three bedroom semi detached family home located in Leagrave within a short walk of Leagrave Thameslink train station, available to move into from the beginning of December.

Decorated to a contemporary theme throughout with neutral floor coverings, modern kitchen/diner with appliances, stylish bathroom suite & a generous size rear garden with paved patio area.

In brief the property comprises; Entrance hall with stairs rising to the first floor, living room with bay window, fitted kitchen/diner with sliding patio doors opening to the rear garden, bathroom suite and three well proportioned bedrooms, all bedrooms with fitted wardrobes.

Further benefits include; Gas central heating serviced via a combination boiler, double glazed windows & doors, loft with ladder access & a paved driveway (Garage is not included).

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

EPC Rating D

Council Tax Band C

Available to rent from the beginning of December

Deposit £1846.15 (5 weeks rent)

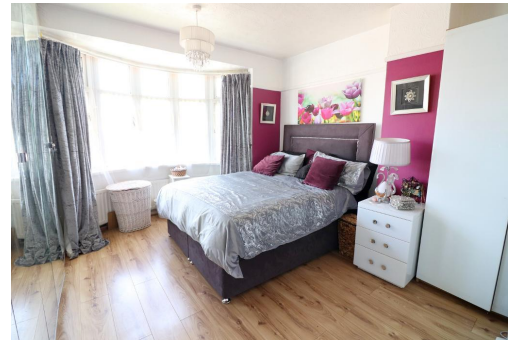
Holding deposit £369.23 (1 weeks rent)

Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

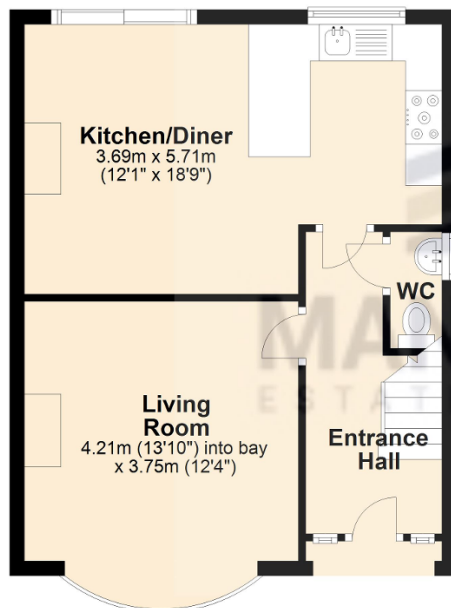
The Property Ombudsman (TPO) member number D12281

Hewlett Road is located in Leagrave within a short walk of Leagrave Thameslink train station & Marsh Road where you will find a vast array of supermarkets, food outlets & convenience stores. Easy access to Junction 11 & 11a of the M1 motorway & Luton & Dunstable hospital. Norton Road Primary & Icknield High school catchments.



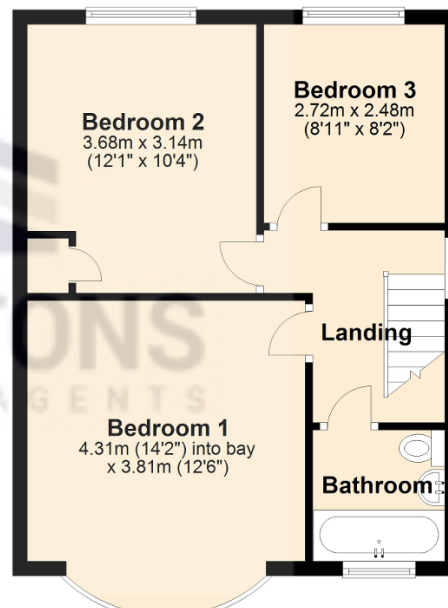
### Ground Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 84.8 sq. metres (913.1 sq. feet)