



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £265,000

Lucas Gardens, Luton, Bedfordshire, LU3 4BE



## KEY FEATURES:

• WELL PRESENTED TERRACE HOME • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • POPULAR 'BARTON HILLS' LOCATION • DECORATED TO A CONTEMPORARY THEME • 16FT LIVING ROOM • GAS CENTRAL HEATING VIA COMBI BOILER • FITTED KITCHEN/DINER & BATHROOM

## Description

MANTONS ESTATE AGENTS are pleased to bring to market this impressive two bedroom terrace home located on the popular Barton Hills development with no upper chain complications.

Decorated to a contemporary theme throughout with a modern kitchen/diner & bathroom suite, gas central heating serviced via combination boiler & a replacement fuse board are just a few of the attributes this property has to offer.

In brief the property comprises; Entrance lobby, 16ft living room leading through to a fitted kitchen/diner. On the first is a modern bathroom suite & two well proportioned bedrooms.

Further benefits include; Double glazed windows & doors, enclosed rear garden with rear access, part boarded loft with ladder access & driveway to front.

To arrange a viewing or for more information contact Mantons Estate Agents.

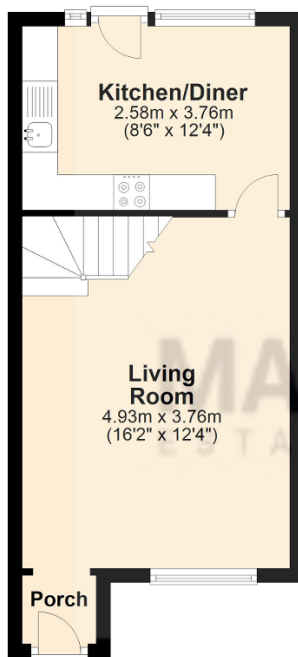
Barton Hills is a highly sought after housing development constructed in the early 1990's, proving to be as popular today as when first built. Within walking distance to all local amenities including; Sainsbury's supermarket, doctors, dentist, public house and local bus routes. Warden Hill Primary & Lea Manor High are the school catchments.

## Additional Information

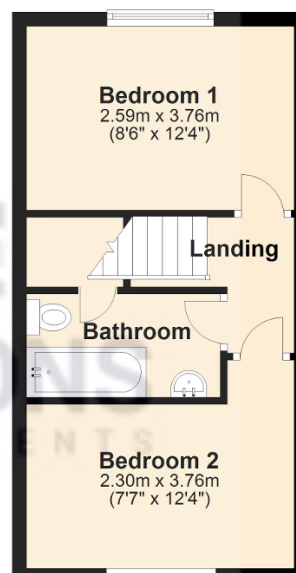
EPC Rating D. Council Tax Band C. 628 sqft (Approx.).



**Ground Floor**  
Approx. 29.7 sq. metres (320.0 sq. feet)



**First Floor**  
Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 58.4 sq. metres (628.4 sq. feet)