



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.

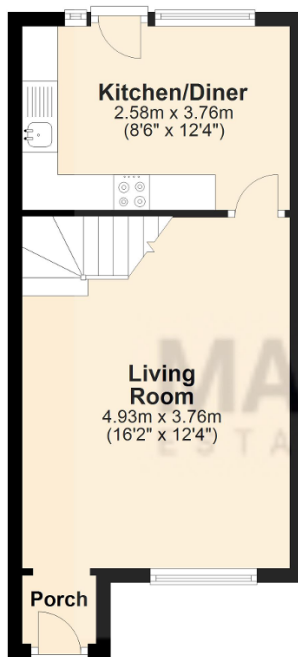
Barton Hills is a highly sought after housing development constructed in the early 1990's, proving to be as popular today as when first built. Within walking distance to all local amenities including; Sainsbury's supermarket, doctors, dentist, public house and local bus routes. Warden Hill Primary &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

Additional Information

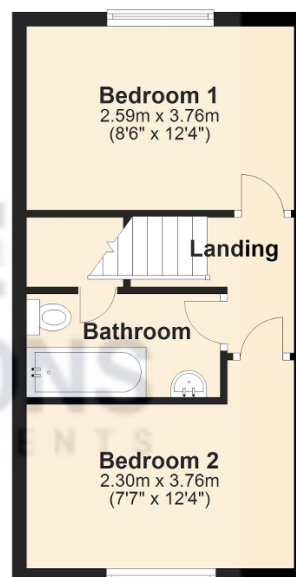
EPC Rating D. Council Tax Band C. 628 sqft (Approx.).



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)