



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Rent - £1,250 per month

Poynters Road, Luton, Bedfordshire, LU4 0TN



KEY FEATURES:

- WELL PRESENTED THREE BEDROOM HOME
- AVAILABLE TO RENT IMMEDIATELY, £1250 PCM
- PRIVATE REAR GARDEN WITH NEW FENCING
- DECORATED TO A CONTEMPORARY THEME
- FITTED WARDROBES TO BEDROOM 1&2
- SHORT DRIVE TO M1 JUNCTION 11 & 11A
- SHORT DRIVE TO LEGRAVE TRAIN STATION
- GAS CENTRAL HEATING VIA COMBI BOILER

Description

MANTONS LETTINGS are pleased to offer for rent this spacious three bedroom semi detached family home located on the L&D borders, available to move into immediately for £1250 per month. Decorated to a contemporary theme throughout with a 'bright & airy' feel, gas central heating serviced via a combination boiler & a generous size rear garden with new fencing.

In brief the property comprises; Entrance hall with stairs rising to the first floor, living room with bay window, fitted kitchen with appliances to remain, dining room with sliding patio doors opening to the rear garden. On the first floor is a bathroom with separate WC & three generous size bedrooms.

Further benefits include; Double glazed windows & doors & front garden

Contact Mantons Lettings for more information or to arrange a viewing.

ADDITIONAL INFORMATION

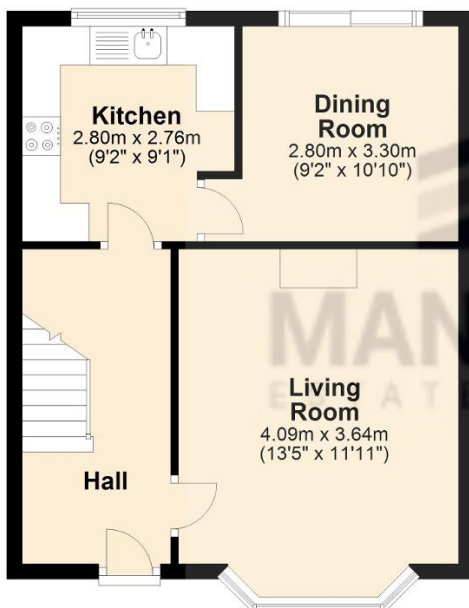
EPC Rating C
Council Tax Band B
Available to rent immediately
Deposit £1440 (5 weeks rent)
Holding deposit £288 (1 weeks rent)
Part-furnished - Kitchen appliances
Client Money Protect Scheme (CMP) member number CMP005252
The Property Ombudsman (TPO) member number D12281

Poynters Road is located on the Luton/Dunstable borders within easy reach of all local amenities including; Tesco's supermarket, bus stops & schools. Junction 11 & 11a of the M1 motorway is a short drive as is Legrave Thames Link Train Station and Luton & Dunstable hospital. Chantry Primary & Chalk Hills Academy are the school catchments.



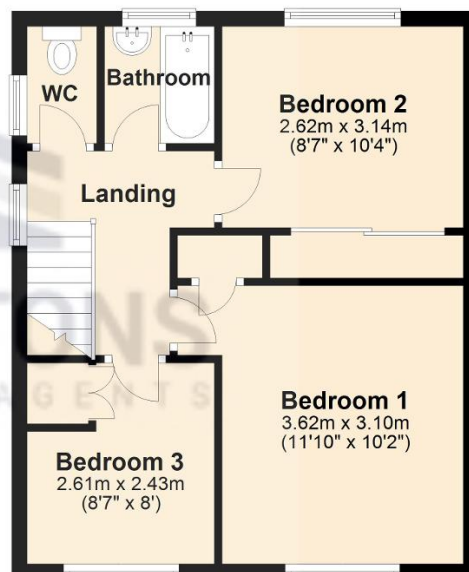
Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)