



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - Offers in Excess of £375,000

Rosslyn Crescent, Luton, Bedfordshire, LU3 2AT



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • NO UPPER CHAIN COMPLICATIONS • TWO RECEPTION ROOMS • THREE WELL PROPORTIONED BEDROOMS • GAS CENTRAL HEATING & DOUBLE GLAZED • EXTENDED TO THE REAR • PRIVATE SOUTH/WEST FACING REAR GARDEN • WALKING DISTANCE TO LOCAL SHOPS & SCHOOL

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed three bedroom extended semi detached family home located within a short walk of Icknield schools with no upper chain complications.

Occupying a generous size plot with ample potential to extend further to the side, rear or loft (stp). Secluded South/West facing rear garden, two reception rooms & garage with driveway.

In brief the property comprises: Entrance hall with stairs rising to first floor, fitted kitchen, 25ft lounge/diner with feature fireplace, separate dining/family room with double doors leading to the rear garden. On the first floor is a fitted showroom suite & three well proportioned bedrooms, master bedroom with built-in wardrobes.

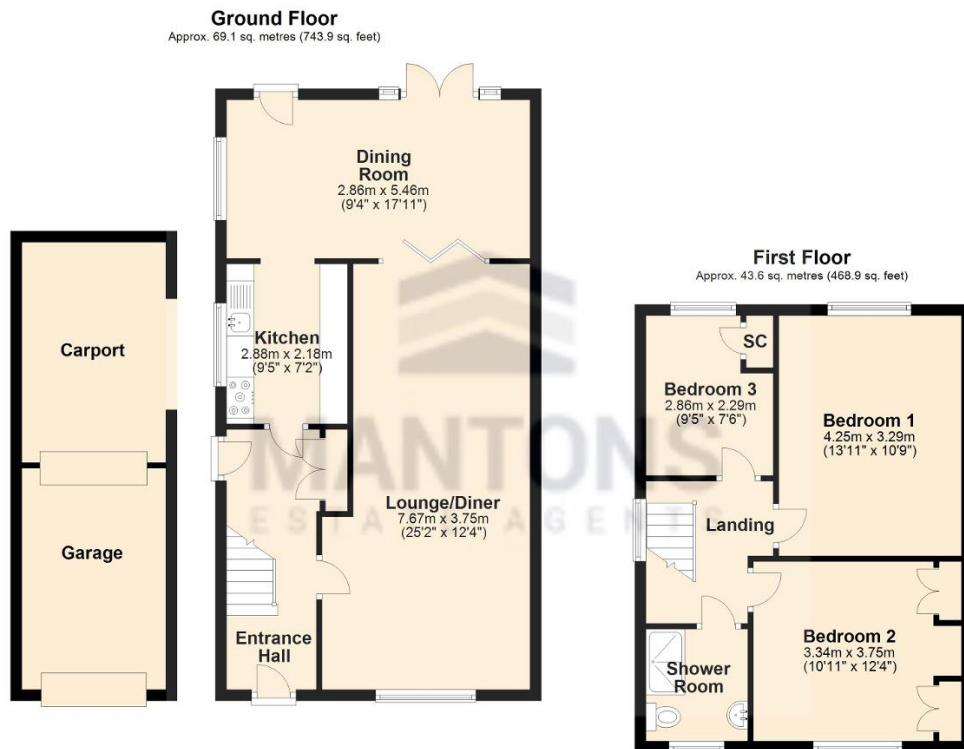
Further benefits include; Driveway providing ample off road parking leading to a single garage with power and light and car port, gas central heating serviced via a combination boiler installed in 2017 (Approx.). Double glazed windows & doors, well tended South/West facing rear garden with paved patio, lawn area & side access.

An internal viewing is a must to fully appreciate the attributes this home has to offer, contact Mantons Estate Agents.

Rosslyn Crescent is a highly sought-after location towards the North part of Luton, constructed in the 1960's. Local amenities are within walking distance including shops, bus stop & doctors. Junction 10 of the M1 motorway, Luton Thames Link train station & London Luton airport are all a short drive away. Icknield Primary & Icknield High are the school catchments, both within walking distance.

Additional Information

EPC Rating D. Council Tax Band C. 1179 sqft (Approx).



Total area: approx. 112.7 sq. metres (1212.8 sq. feet)