



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Rent - £1,300 per month

Stapleford Road, Luton, Bedfordshire, LU2 8AX



## KEY FEATURES:

- BEAUTIFULLY PRESENTED TERRACE HOME • TWO GENEROUS SIZE BEDROOMS • AVAILABLE TO RENT IMMEDIATELY, £1300 PCM • FITTED WARDROBES TO BOTH BEDROOMS • PRIVATE EAST FACING REAR GARDEN • BLOCK PAVED FRONTAGE & GARAGE TO REAR • WALKING DISTANCE TO STOPSLEY VILLAGE • OPEN-PLAN LIVING ROOM & KITCHEN

## Description

MANTONS LETTINGS are pleased to offer for rent this beautifully presented two bedroom terrace home located in Putteridge, available to rent immediately.

Decorated to a contemporary theme throughout with a 'bright & airy' feel, modern floor coverings, smooth ceilings & stylish fixtures & fittings. Gas central heating serviced via a combination boiler, generous size East facing rear garden with garage to rear & fitted wardrobes to both bedrooms.

In brief the property comprises; Entrance hall with stairs rising to the first floor, 14ft living room open-plan to a modern refitted kitchen with breakfast bar & door leading to the rear garden. On the first floor is a refitted bathroom suite & two well proportioned bedrooms.

Further benefits include; Double glazed windows & doors, block paved driveway, access to a loft via loft ladder, enclosed rear garden with decking areas, service road to rear leading to the garage.

Contact Mantons Lettings to arrange an internal viewing to fully appreciate the condition and attributes this property has to offer.

## ADDITIONAL INFORMATION

EPC Rating D

Council Tax Band B

Available to rent immediately

Deposit £1500.00 (5 weeks rent)

Holding deposit £300.00 (1 weeks rent)

Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

The Property Ombudsman (TPO) member number D12281

Stapleford Road is located in the popular area of 'Putteridge'. Ideally located within walking distance to Stopsley village where all local amenities can be found including; Local shops, doctors, dentist, chemist, food outlets and coffee shops. Inspire leisure centre, Junction 10 of the M1 motorway, London Luton airport & Parkway ThamesLink train station are all within easy reach. Putteridge Primary & Putteridge High are the school catchments. Short drive to the sought after popular town of Hitchin.

