MANTONS
ESTATE AGENTS

3 Bedroom Bungalow for Sale - £345,000

Abigail Close, Luton, Bedfordshire, LU3 1ND

KEY FEATURES:

• CHARMING DETACHED BUNGALOW • THREE GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • 17FT LIVING ROOM & CONSERVATORY • SHOWER ROOM & SEPARATE CLOAKROOM • PRIVATE REAR GARDEN • DRIVEWAY FOR SEVERAL VEHICLES & GARAGE • FITTED KITCHEN

MANTONS ESTATE AGENTS
31 Bedford Road, Barton Le Clay, Bedfordshire, MK45 4LL

Telephone: **01582 883 989**
Email: **sales@mantons-estateagents.co.uk**
Website: **www.mantons-estateagents.co.uk**

Description

MANTONS ESTATE AGENTS proudly presents this spacious and well-appointed three-bedroom detached bungalow, offering the perfect blend of comfort & potential. Nestled in a peaceful cul-de-sac, this property boasts a prime location without the hassle of upper chain complications.

Beyond its tranquil setting, this detached bungalow offers ample space & the promise of future expansion possibilities, subject to obtaining the necessary planning permissions. While the residence awaits your personal touch for modernisation, its attractive pricing reflects this potential, making it an enticing opportunity to craft your dream home.

Comprising an inviting entrance hall, a generous 17ft living room leading seamlessly to a sunlit conservatory with underfloor heating, three bedrooms, a functional kitchen, convenient cloakroom, and shower room, this property caters to every aspect of comfortable living.

Additional features include a private rear garden offering a peaceful retreat, a well-maintained front garden, double glazed windows & doors ensuring energy efficiency, gas central heating serviced by a replacement boiler, & a block-paved driveway providing parking for multiple vehicles. Completing the package is a single garage equipped with power, lighting, and an electric door for added convenience.

To uncover more about this enticing property or to schedule a viewing, do not hesitate to contact Mantons Estate Agents. Your ideal home awaits.

Abigail Close graces the serene landscape of a tranquil cul-de-sac nestled off Blenheim Crescent, situated within the highly sought-after 'New Bedford Road Area' of Luton. This locale boasts seamless access to a wealth of nearby conveniences, including shops & educational facilities, ensuring that residents have all necessities within arm's reach. Additionally, the strategic positioning of Junction 10 of the M1 motorway, Luton ThamesLink train station, & London Luton Airport ensures effortless connectivity to wider destinations, further enhancing the appeal of this prime location. Families will appreciate the proximity of esteemed educational institutions such as William Austin/River Bank Primary & Denbigh High, making Abigail Close an ideal residence for those prioritizing educational opportunities for their children.

Additional Information

EPC Rating C. Council Tax Band D. 984 sqft (Approx.).

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