



MANTONS

ESTATE AGENTS

3 Bedroom Detached for Sale - £440,000

Linacres, Luton, Bedfordshire, LU4 9XP



KEY FEATURES:

- EXCEPTIONAL EXTENDED DETACHED HOME • THREE FIRST FLOOR BEDROOMS • CONVERTED GARAGE, CURRENTLY A BEDROOM • EN-SUITE TO MASTER BEDROOM • EASY ACCESS TO JUNCTION 11 & 11A OF M1 • GAS CENTRAL HEATING & DOUBLE GLAZED • STUNNING OPEN PLAN KITCHEN/FAMILY ROOM • WALKING DISTANCE TO LEAGRAVE STATION

Description

MANTONS ESTATE AGENTS proudly presents this exquisite three/four-bedroom extended detached family residence, nestled within a serene cul-de-sac in the sought-after locale of Leagrave. This property has undergone significant upgrades and modifications in recent years, including a rear extension that amplifies the living space to approximately 1253 sqft, meticulously crafted to cater to the demands of contemporary family living.

The conversion of the garage into an additional bedroom with an en suite shower adds versatility to the layout. Throughout, a contemporary aesthetic prevails, with smooth ceilings, chic fixtures & fittings enhancing the ambiance. The heart of the home is undoubtedly the striking kitchen/family room, a seamless blend of style & functionality, boasting 'Granite' worktops, a central island, integrated appliances, & underfloor heating, bathed in natural light courtesy of large glazed windows & doors.

Upon entering, you are greeted by an inviting entrance hall leading to a spacious 13ft living room flowing seamlessly into the dining area. The ground floor also features a versatile fourth bedroom with a shower room, a convenient cloakroom, & access to the aforementioned kitchen/family room.

Ascend the stairs to discover three generously proportioned bedrooms & a tastefully refitted bathroom suite. The master bedroom boasts fitted wardrobes & an en suite shower room, while bedroom two offers a large storage cupboard ripe for conversion into an en suite or walk-in wardrobe.

Further enhancing the appeal of this exceptional home are replacement double glazed windows & doors, block-paved driveway, & a secluded side and rear garden featuring a paved patio area ideal for alfresco entertaining, enjoying a desirable South/Westerly aspect. Additional amenities include an intruder alarm system & gas central heating serviced by a replacement boiler.

Do not miss the opportunity to experience the allure of this remarkable property firsthand. Contact Mantons Estate Agents today to arrange a viewing or to acquire further information on this truly impressive residence.

Linacres is a charming cul-de-sac lined with detached properties nestled in the heart of Leagrave, boasting timeless appeal since its construction in the 1990s. Its enduring popularity endures to this day. Conveniently situated, Leagrave ThamesLink train station is a mere half-mile stroll away, offering seamless connections to wider destinations. The vibrant Leagrave high street, teeming with a diverse range of shops & culinary delights, is also just a stone's throw away. Additionally, the

