



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £325,000

Gooseberry Hill, Luton, Bedfordshire, LU3 2LB



## KEY FEATURES:

- WELL APPOINTED CHALET STYLE HOME
- NO UPPER CHAIN COMPLICATIONS
- THREE/TWO BEDROOMS
- POPULAR 'WARDEN HILLS' LOCATION
- WALKING DISTANCE TO DOCTORS & PHARMACY
- AMPLE POTENTIAL TO EXTEND (STP)
- PRIVATE SOUTH/EAST FACING REAR GARDEN
- WALKING DISTANCE TO SAINSBURYS & ALDI

## Description

MANTONS ESTATE AGENTS are delighted to present this spacious & well-appointed two/three bedroom semi-detached chalet-style property for sale, situated in the sought-after 'Warden Hills' area of North Luton with no upper chain complications.

This property offers versatile use, with the ground floor bathroom allowing the dining room to be used as an additional bedroom if desired and has a new boiler ( November 2024).

Set on a generous plot, the property offers ample potential for extension (subject to planning). Features include a secluded South/East facing rear garden & a single garage with driveway parking, among others.

In summary, the property comprises an entrance hall with stairs leading to the first floor, a shower room, separate WC, 16ft living room, dining room/bedroom, and a kitchen on the ground floor. Upstairs, there are two generously sized bedrooms & eaves storage.

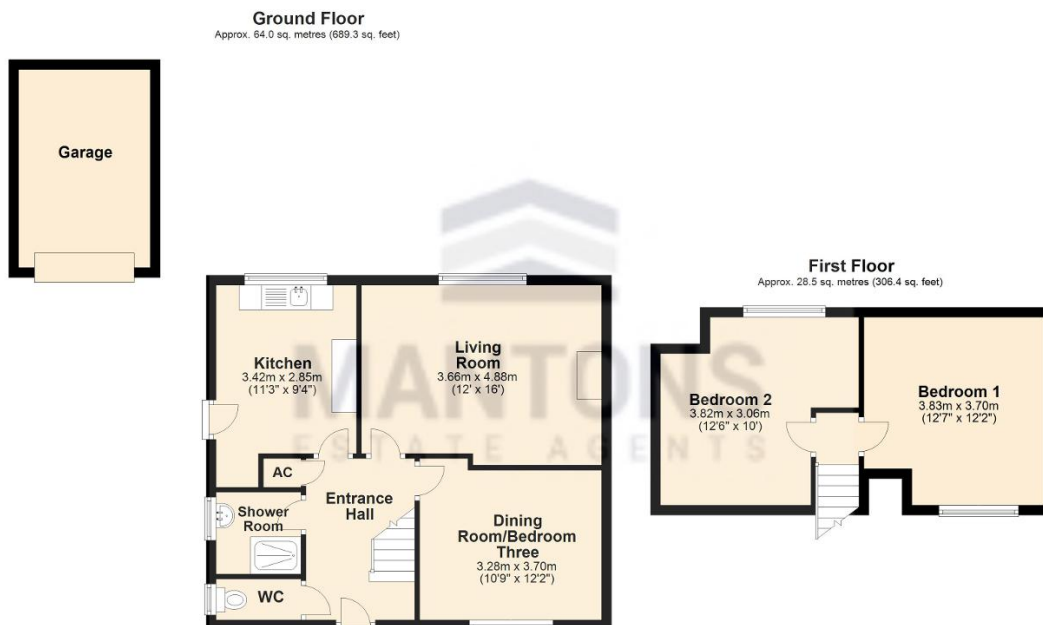
Additional benefits include gas central heating, double glazed windows & doors, driveway providing ample off-road parking, a well-maintained front garden, and a rear garden enjoying a South/Easterly aspect with a paved patio area.

An internal viewing is highly recommended. Please contact Mantons Estate Agents for further information.

Gooseberry Hill is situated in the sought-after Warden Hill neighborhood of North Luton. It offers convenient access to various amenities, including a nearby parade of shops featuring a pharmacy, Morrisons & launderette. Additionally, residents benefit from having the local doctor's surgery right on their doorstep. The area boasts easy accessibility to South Beds golf course, local bus stops, and supermarkets such as Sainsbury's & Aldi. Families will appreciate the proximity to Icknield Primary & High Schools, making it an ideal location within their catchment area.

## Additional Information

EPC Rating D. Council Tax Band C. 995 sqft (Approx).



Total area: approx. 92.5 sq. metres (995.7 sq. feet)