



# MANTONS

ESTATE AGENTS

4 Bedroom Bungalow for Sale - Offers in Excess of £550,000

Lancaster Avenue, Luton, Bedfordshire, LU2 7AD



## KEY FEATURES:

- EXCEPTIONAL DETACHED FAMILY HOME • FOUR BEDROOMS & TWO BATHROOMS • BOASTING OVER 1780SQFT OF LIVING SPACE • VASTLY IMPROVED & EXTENDED • DECORATED TO A CONTEMPORARY THEME • VERSATILE LIVING ACCOMMODATION • WALKING DISTANCE TO OPEN COUNTRYSIDE • BEAUTIFUL HIGH CEILINGS

## Description

MANTONS ESTATE AGENTS proudly present this outstanding four bedroom extended detached family home in the highly coveted area of Warden Hills. Nestled within a private enclave & secured by an electric gate, this property has been meticulously extended & reconfigured to offer over 1780 sqft of versatile living space, catering perfectly to the needs of a large or growing family.

Throughout, the home is adorned with contemporary decor, featuring stylish fittings, high ceilings, replacement internal doors, and a beautifully refitted open-plan kitchen/diner. These are just a glimpse of the many remarkable features this impressive residence boasts.

Upon entry, you're greeted by an inviting porch & hall leading to a refitted shower room serving the three bedrooms on the ground floor. The open-plan kitchen/diner, flooded with natural light from two Velux windows, offers ample units, worktop space, and integrated appliances. A spacious 25ft living room with a multi-fuel stove & patio doors opening to the rear garden provides a perfect space for relaxation. Completing the ground floor is a separate 17ft playroom/office. Ascending to the first floor, you'll find a generously sized landing with ample storage cupboards, a 14ft master bedroom, and a bathroom suite.

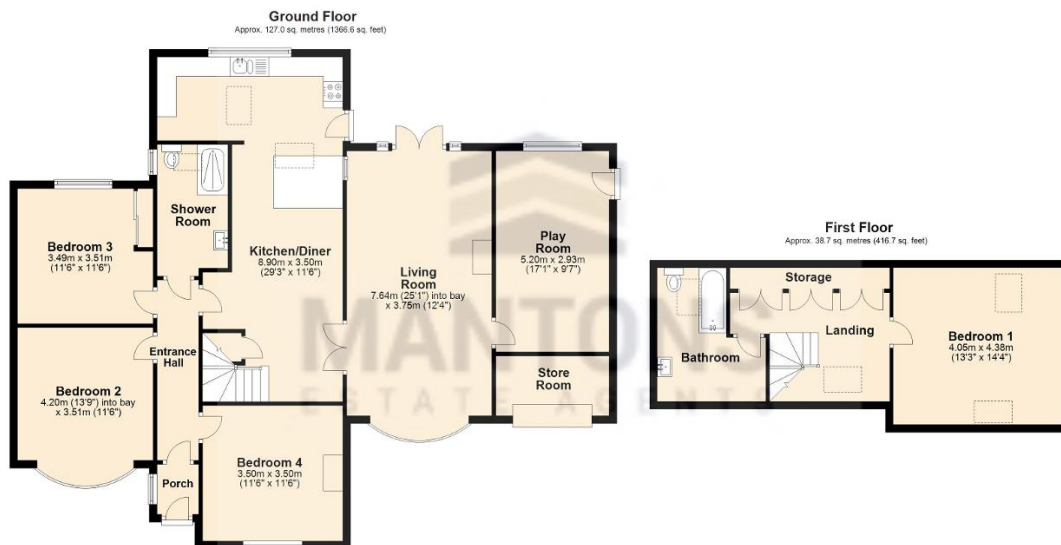
Additional benefits include gas central heating via a combination boiler, double glazed windows & doors, a block-paved driveway leading to the remaining garage space now utilised for storage, and a secluded rear garden featuring a timber decking area.

Viewings are highly recommended to fully appreciate the exceptional attributes of this property.

Lancaster Avenue resides in the esteemed 'Warden Hill' neighborhood of North Luton. Tucked away behind an electric gate at the end of a quiet cul-de-sac, this property offers a serene setting. It boasts close proximity to picturesque open countryside & expansive parkland, ideal for leisurely strolls. Nearby amenities include the South Beds Golf Course, local bus stops, pharmacy, and a doctor's surgery. For convenient shopping, Sainsbury's, Aldi supermarkets, Homebase, and Costa Coffee are all within walking distance. Families will appreciate the excellent school catchments, including Warden Hill Primary & Icknield High schools. Moreover, Cardinal Newman High School is conveniently situated right on the doorstep.

## Additional Information

EPC Rating - C. Council Tax Band - D. 1783 sqft (Approx).



Total area: approx. 165.7 sq. metres (1783.3 sq. feet)