



MANTONS

ESTATE AGENTS

3 Bedroom Terraced for Sale - £299,950

Limbury Road, Luton, Bedfordshire, LU3 2PN



KEY FEATURES:

- VERY IMPRESSIVE TERRACE HOME • CONFIGURED OVER THREE FLOORS • THREE GENEROUS SIZE BEDROOMS • EXTENDED TO THE REAR & CONVERTED LOFT • OPEN-PLAN KITCHEN/DINER • REFITTED SHOWER ROOM • WALKING DISTANCE TO LEAGRAVE STATION • 60FT SOUTH/EAST FACING REAR GARDEN

Description

MANTONS ESTATE AGENTS proudly present this spacious & immaculately presented three bedroom terrace home, arranged over three floors for sale.

Benefiting from thoughtful extensions, including a rear extension providing an additional dining area adjoining the kitchen & a loft conversion adding an extra bedroom, the property now boasts over 1000 sqft of living space. Decorated to a contemporary theme and featuring a refitted shower room, as well as a 60ft South/East facing rear garden, this residence is truly not to be missed.

In summary, the property comprises: an inviting entrance hall leading to the first floor, a cozy living room & a modern fitted kitchen seamlessly opening onto the dining area, flooded with natural light streaming through the patio doors & skylight, this space effortlessly connects to the rear garden. The first floor hosts a refitted shower room & two generously sized bedrooms, with the master bedroom boasting built-in wardrobes. Ascending to the second floor reveals yet another bedroom complete with fitted wardrobes.

Additional features include gas central heating (with annual servicing), access to boarded eaves storage areas, double glazed windows & doors, paved patio in the rear garden and side access leading to the front garden.

To fully appreciate the charm & functionality of this home, an internal viewing is highly recommended. Contact Mantons Estate Agents today to arrange a viewing.

Limbury Road is situated on the outskirts of Leagrave & Limbury, offering convenient access to Marsh Road, which hosts a diverse range of local amenities. Here, you can find a Lidl supermarket, various food outlets, and a Post Office. Additionally, bus stops, doctors, and a pharmacy are all conveniently located nearby.

For those commuting or traveling further afield, Junctions 11 & 11a of the M1 motorway, Leagrave ThamesLink train station, and London Luton airport are just a short drive away.

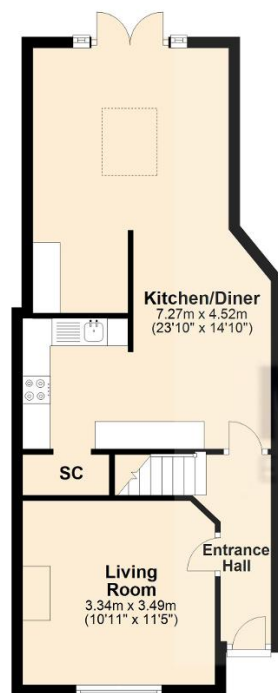
Families will appreciate the proximity of Norton Road Primary & Icknield High, both of which are within walking distance, making them convenient options for school catchments.

Additional Information

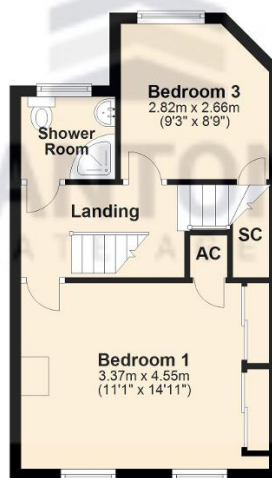
EPC Rating D. Council Tax Band B. 1014 sqft (Approx).



Ground Floor
Approx. 47.4 sq. metres (510.4 sq. feet)



First Floor
Approx. 33.7 sq. metres (363.3 sq. feet)



Second Floor
Approx. 13.1 sq. metres (141.3 sq. feet)



Total area: approx. 94.3 sq. metres (1014.9 sq. feet)