



MANTONS

ESTATE AGENTS

5 Bedroom Detached for Sale - Offers in Excess of £450,000

Evergreen Way, Luton, Bedfordshire, LU3 4AL



KEY FEATURES:

- IMMACULATE DETACHED FAMILY HOME • SOUGHT AFTER BARTON HILLS AREA • FIVE WELL PROPORTIONED BEDROOMS • VASTLY EXTENDED & IMPROVED • REFITTED FAMILY BATHROOM SUITE • REFITTED KITCHEN • WELL MAINTAINED REAR GARDEN • EASY ACCESS TO LEAGRAVE TRAIN STATION

Description

Welcome to this immaculate five bedroom extended detached family home, proudly presented by MANTONS ESTATE AGENTS. This ex-show home is nestled within the sought-after Barton Hills development, offering a perfect blend of comfort and style.

The property has been thoughtfully designed & extended to provide over 1250 sqft of living space with five bedrooms.

The ground floor comprises an inviting entrance hall, living room with feature fireplace, a spacious dining/family room with French doors leading to a well tended rear garden. The ground floor is completed with a convenient cloakroom & a stylish fitted kitchen. Ascend the stairs to discover a thoughtfully arranged first floor. The master bedroom boasts fitted wardrobes, while four additional well-proportioned bedrooms share a stylishly refitted bathroom suite.

Notable features include double glazed windows & doors, gas central heating & a block-paved driveway providing ample off-road parking leading to a larger than average single garage with power & light, access to a part boarded loft. Outside is a well maintained rear garden, featuring a summer house, patio area & laid to lawn with flower & shrub borders, perfect for outdoor relaxation.

This impressive home is not just a property; it's an opportunity for a lifestyle upgrade. Contact Mantons Estate Agents today to arrange a viewing or to receive further information on this exceptional immaculate family residence.

Barton Hills stands as a highly coveted housing development, having been meticulously crafted in the early 1990s. Its enduring appeal remains just as vibrant today as it was upon its inception.

The neighborhood boasts a plethora of conveniences, including a Sainsbury's & Aldi supermarket, doctors, dentist, a welcoming public house & convenient access to local bus routes. Families will appreciate the proximity to esteemed educational institutions, with Bramingham Primary School & Lea Manor High School falling within the school catchment area.

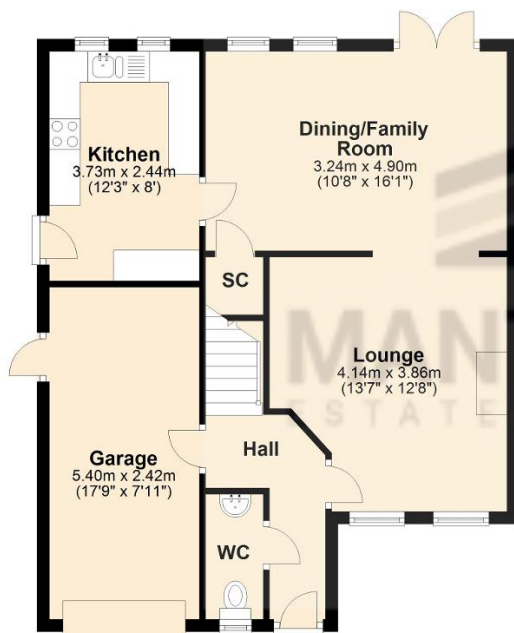
Additional Information

EPC Rating D. Council Tax Band D. 1287 sqft (Approx.)



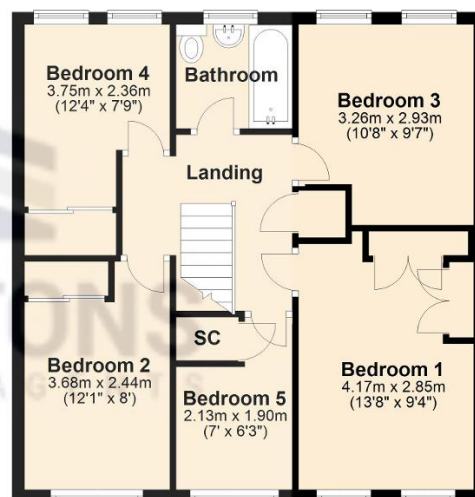
Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.4 sq. feet)



Total area: approx. 119.6 sq. metres (1287.2 sq. feet)