



MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - £500,000

Croxtan Close, Luton, Bedfordshire, LU3 2UQ



KEY FEATURES:

- WELL APPOINTED DETACHED FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- NO UPPER CHAIN COMPLICATIONS
- VASTLY EXTENDED WITH OVER 1550SQFT
- CUL DE SAC LOCATION IN LIMBURY MEAD
- WALKING DISTANCE TO LEAGRAVE STATION
- EN SUITE TO MASTER BEDROOM
- WALKING DISTANCE TO AN ARRAY OF SHOPS

Description

MANTONS ESTATE AGENTS proudly presents this exceptional four bedroom extended detached family home, nestled in a serene cul-de-sac within the esteemed 'Limbury Mead' development, offering a seamless purchase with no upper chain complications.

Recently adorned with fresh decor & newly laid floor coverings, the property impresses with its double storey extension to the side, introducing an additional reception room & a luxurious master bedroom complete with an en suite shower room. Further potential awaits, whether to convert the garage or extend to the rear (subject to planning permission).

Comprising an entrance porch & hall with stairs ascending to the first floor, the residence boasts a spacious 23ft 'bright & airy' living room, with patio doors opening to the rear garden, alongside a well appointed fitted kitchen that seamlessly flows into the dining room. Upstairs, a family bathroom serves four generously sized bedrooms, with the master bedroom enjoying the added convenience of an en suite shower room.

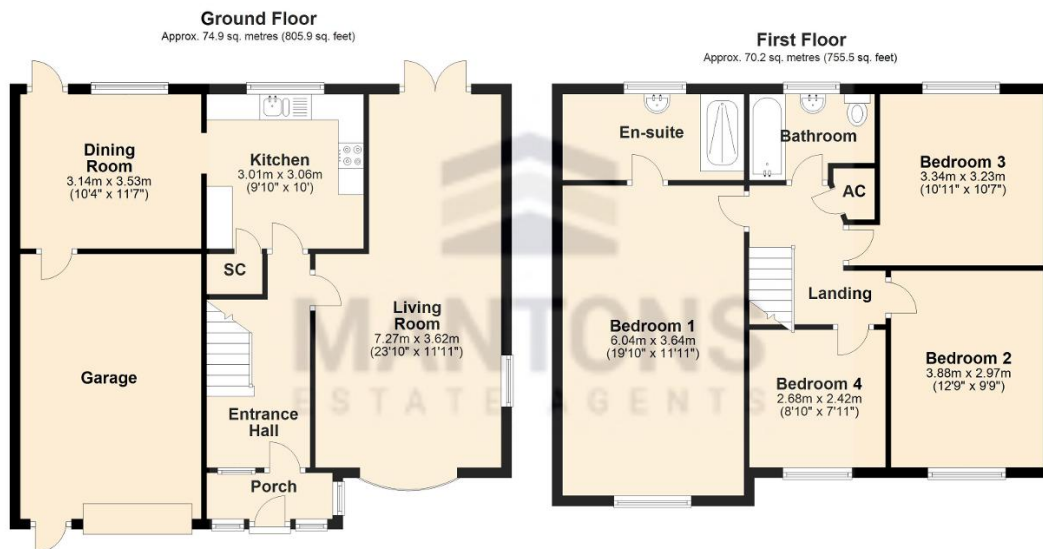
Additional features include double glazed windows & doors, gas central heating, a driveway leading to a larger-than-average single garage, secluded rear garden & a generously sized front garden.

For viewing arrangements or further details, do not hesitate to contact Mantons Estate Agents.

Nestled within the sought-after 'Limbury Mead' area of Luton, Croxton Close offers a discreet charm that often goes unnoticed. This tranquil enclave boasts easy access to a host of conveniences, including a vibrant parade of shops featuring Tesco's Express, local butchers, hairdressers, a post office & chemist. For commuters, Leagrave ThamesLink train station lies within a mile's walk, while swift access to the M1 junction 11 & the L&D hospital is just a short drive away. Families will appreciate the proximity to esteemed educational institutions such as The Meads Primary & Lea Manor High School, making Croxton Close an ideal setting for modern living.

Additional Information

EPC Rating D. Council Tax Band E. 1561 sqft (Approx).



Total area: approx. 145.1 sq. metres (1561.4 sq. feet)