

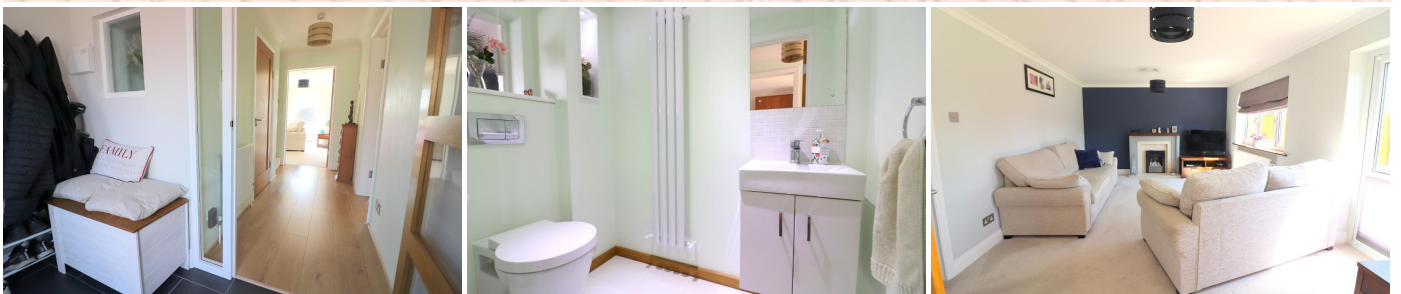


MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - Offers in Excess of £475,000

Warminster Close, Luton, Bedfordshire, LU2 8UJ



KEY FEATURES:

- IMMACULATE DETACHED FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- DECORATED TO A CONTEMPORARY THEME
- EXTENDED TO THE FRONT
- MODERN FAMILY BATHROOM & CLOAKROOM
- EN SUITE TO MASTER BEDROOM
- PRIVATE SOUTH FACING REAR GARDEN
- BLOCK PAVED DRIVEWAY & GARAGE

Description

MANTONS ESTATE AGENTS proudly present this exquisite four bedroom extended detached family home, nestled in a tranquil cul-de-sac within the sought-after 'Wigmore' development.

The front extension provides a spacious entrance porch, while a larger kitchen seamlessly integrates with the dining room, forming a sprawling 28ft kitchen/diner, becoming the heart of the home.

Adorned in a contemporary style throughout, with smooth ceilings & replacement internal doors on the ground floor & a secluded South facing rear garden among its many attributes.

The property comprises an entrance porch & hall leading to the first floor, a refitted cloakroom & a well appointed kitchen/diner featuring integrated appliances & sliding patio doors opening onto the rear garden. A welcoming living room with a feature fireplace completes the ground floor. Upstairs, four generously proportioned bedrooms & a refitted bathroom await. The master bedroom features a fitted en suite shower room & fitted wardrobes.

Additional benefits include double glazed windows & doors, gas central heating via a combination boiler (located in the loft), a block paved driveway providing ample off-road parking leading to a single garage, an intruder alarm, partially boarded loft with ladder access & a meticulously maintained rear garden featuring a paved patio, garden shed & gated side access.

An internal viewing is highly recommended to fully appreciate the charm & functionality of this property. Contact Mantons Estate Agents today to arrange your viewing.

Wigmore is an esteemed housing development, constructed in the late 1980s, nestled alongside the picturesque Hertfordshire countryside, proving to be as popular today as when first built. Residents enjoy convenient access to a plethora of local amenities, including an Asda supermarket, medical facilities, public house, food outlets & well connected bus routes. Moreover, its strategic location places Junction 10 of the M1, London Luton Airport & Parkway Thameslink train station in close proximity. Families are particularly drawn to the area for its reputable educational institutions, with Wigmore Primary & Queen Elizabeth High School serving as the catchments for eager learners.

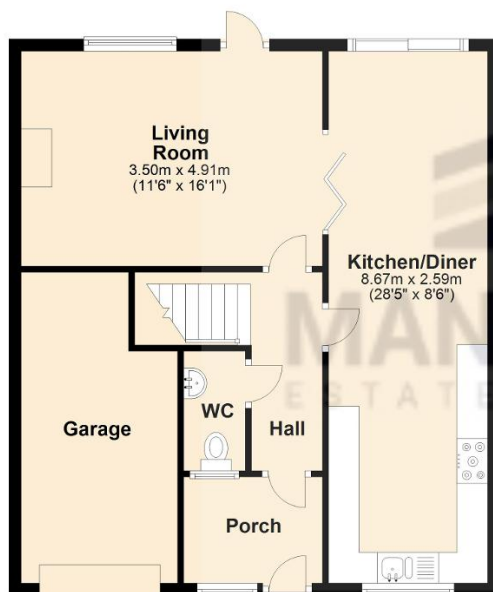
Additional Information

EPC Rating C. Council Tax Band E. 1157 sqft (Approx).



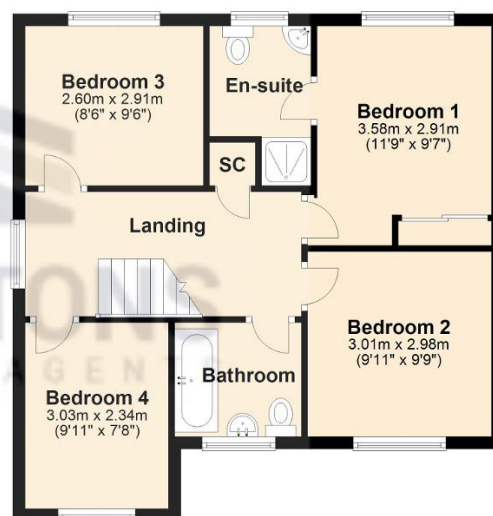
Ground Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



Total area: approx. 107.5 sq. metres (1157.1 sq. feet)