



# MANTONS

ESTATE AGENTS

3 Bedroom Detached for Sale - Offers in Excess of £400,000

Rackham Drive, Luton, Bedfordshire, LU3 2AF



## KEY FEATURES:

- WELL APPOINTED DETACHED FAMILY HOME
- THREE GENEROUS SIZE BEDROOMS
- GARAGE & DRIVEWAY
- EN SUITE TO MASTER BEDROOM
- NO UPPER CHAIN COMPLICATIONS
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO LOCAL SHOPS
- TRANQUIL CUL DE SAC OF DETACHED HOMES

## Description

MANTONS ESTATE AGENTS proudly present this spacious & meticulously appointed three bedroom detached family home, nestled on a corner plot in the sought-after Icknield area. Boasting no upper chain complications, this property offers an array of desirable features.

Highlights include a garage & driveway situated to the rear, an en suite shower room adorning the master bedroom & a private, immaculately maintained rear garden. With two reception rooms, the home offers ample space for both relaxation & entertainment.

Upon entering, you are greeted by an inviting entrance hall with stairs rising to the first floor, accompanied by a fitted cloakroom. The ground floor encompasses a cozy living room, dining room featuring sliding patio doors leading to the rear garden & a fitted kitchen boasting ample units & counter space.

Ascending to the first floor, you'll find a family bathroom suite & three generously proportioned bedrooms, with the master bedroom featuring an en suite shower.

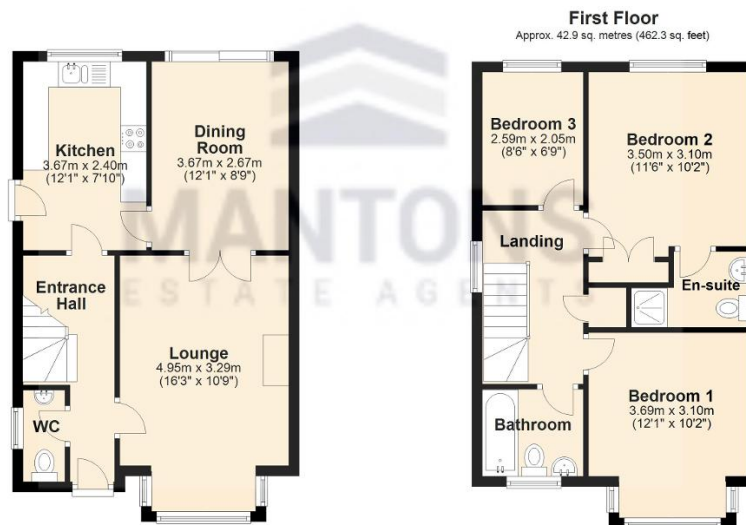
Additional benefits include gas central heating, double glazed windows & doors, garage with a paved driveway offering ample off-road parking, a neatly presented front garden & a well-kept rear garden boasting a paved patio & lawn area with gated side access.

For further details or to schedule a viewing, please don't hesitate to contact Mantons Estate Agents.

Rackham Drive sits nestled within a tranquil cul de sac just off Riddy Lane, a coveted area in the northern region of Luton. Developed in the mid-1990s, this enclave offers a serene atmosphere sought after by many. Within walking distance, residents enjoy easy access to various local amenities, including a convenient parade of shops, nearby bus stops, doctors & pharmacy. The strategic location places Junction 10 of the M1 motorway, Luton ThamesLink train station & London Luton airport within a short drive, ensuring seamless connectivity. Families are drawn to the area for its proximity to reputable educational institutions, with Icknield Primary & Icknield High School both situated within walking distance, enhancing the appeal of this vibrant community.

## Additional Information

EPC Rating D. Council Tax Band D. 925 sqft (Approx).



Total area: approx. 86.0 sq. metres (925.2 sq. feet)