



# MANTONS

ESTATE AGENTS

3 Bedroom End Terraced for Sale - £315,000

Wingate Road, Luton, Bedfordshire, LU4 8PX



## KEY FEATURES:

- WELL APPOINTED END OF TERRACE HOME
- THREE GENEROUS SIZE BEDROOMS
- NO UPPER CHAIN COMPLICATIONS
- SOUTH FACING REAR GARDEN
- CLOAKROOM & BATHROOM
- GAS CENTRAL HEATING VIA A COMBI BOILER
- OPEN-PLAN LOUNGE/DINER & KITCHEN
- EASY ACCESS TO M1 JUNCTION 11 & 11A

## Description

MANTONS ESTATE AGENTS are delighted to present this well appointed, three bedroom end-of-terrace home, available for sale with no upper chain complications.

This property boasts several attractive features, including a South facing rear garden, cloakroom & gas central heating serviced by a combination boiler.

The property layout is as follows: an entrance hall with stairs leading to the first floor, cloakroom & an open-plan lounge/diner that flows into a fitted kitchen. Upstairs, you will find three generously sized bedrooms & a bathroom.

Additional benefits include double glazed windows & doors, a front driveway & an enclosed rear garden with a paved patio.

For more information or to arrange a viewing, please contact Mantons Estate Agents.

Wingate Road is located within walking distance of all local amenities including an array of shops, convenient stores & restaurants. Junction 11 of the M1 motorway, Legrave ThamesLink train station & L&D hospital are all within easy reach. Beechwood Primary & Challney High are the school catchments.

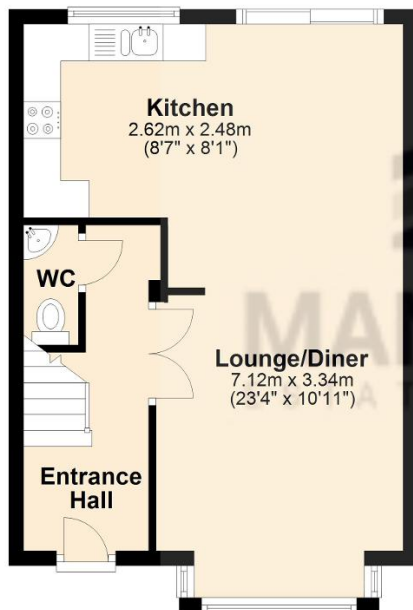
## Additional Information

EPC Rating D. Council Tax Band B. 838 sqft (Approx.).



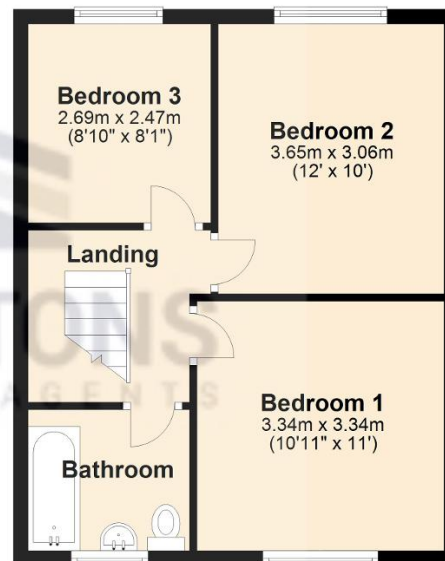
### Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



### First Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



Total area: approx. 77.9 sq. metres (838.9 sq. feet)