



# MANTONS

ESTATE AGENTS

4 Bedroom Bungalow for Sale - £535,000

Icknield Way, Luton, Bedfordshire, LU3 2BT



## KEY FEATURES:

- WELL PRESENTED DETACHED BUNGALOW
- FOUR WELL PROPORTIONED BEDROOMS
- OVER 1600 SQFT OF LIVING ACCOMMODATION
- PRIVATE SOUTH FACING REAR GARDEN
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- 17FT LIVING ROOM & 15FT CONSERVATORY
- FOUR PIECE BATHROOM SUITE & CLOAKROOM
- 17FT KITCHEN

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this rarely available & well presented four bedroom extended detached bungalow located in Warden Hills.

Constructed in the mid 1950's this well built property offers a wealth of living accommodation with over 1600 sqft of living accommodation, high ceilings & ample potential to extend into the loft, to the rear & side (stp). Decorated to a contemporary theme throughout, private South facing rear garden and double garage with ample off road parking.

In brief the property comprises; Spacious entrance hall with two large storage cupboards & loft access via a drop-down ladder, 17ft living room with sliding patio doors leading to a 15ft conservatory. 17ft kitchen/breakfast room, four piece bathroom suite & four generous size bedrooms, three of the bedrooms with fitted wardrobes.

Further benefits include; Double glazed windows & doors, gas central heating serviced via a combination boiler (housed in loft), block paved driveway to front leading to a double garage which has power & light with electric door & a secluded South facing rear garden mainly laid to lawn with paved patio area.

An internal viewing is highly recommended contact Mantons Estate Agents for further information.

Icknield Way resides in the esteemed 'Warden Hill' neighborhood of North Luton. Occupying a generous size plot with a private South facing rear garden, close proximity to picturesque open countryside & expansive parkland, ideal for leisurely strolls. Nearby amenities include the South Beds Golf Course, local bus stops, pharmacy and a doctor's surgery. For convenient shopping, Sainsbury's, Aldi supermarkets, Homebase and Costa Coffee are all within walking distance. Families will appreciate the excellent school catchments, including Warden Hill Primary & Icknield High schools. Moreover, Cardinal Newman High School is conveniently situated right on the doorstep.

## Additional Information

EPC Rating D. Council Tax Band E. 1604 sqft (Approx).

