

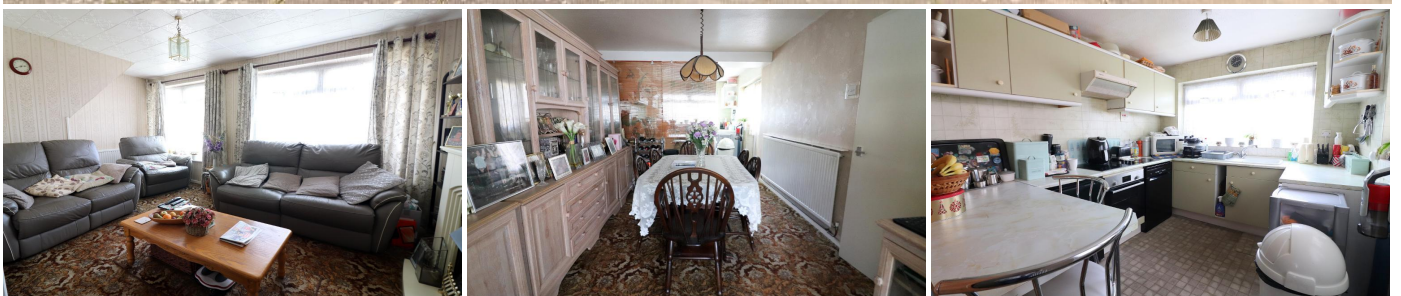


# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - Offers in Excess of £335,000

Gransden Close, Luton, Bedfordshire, LU3 2UJ



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- EXTENDED TO THE REAR
- AMPLE POTENTIAL TO EXTEND FURTHER (STP)
- THREE WELL PROPORTIONED BEDROOMS
- CUL DE SAC LOCATION IN LIMBURY MEAD
- WALKING DISTANCE TO LEAGRAVE STATION
- GARAGE WITH DRIVEWAY
- WALKING DISTANCE TO LOCAL SHOPS & SCHOOL

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed three bedroom extended semi detached family home, located in the sought-after 'Limbury Mead' area of Luton.

This property has been extended to the rear & side, providing a 22ft kitchen/diner & a larger hallway. There is ample potential for further extension (subject to planning) over the garage & hallway, as the footings have been prepared to support a double storey extension.

The property comprises an entrance hall with stairs leading to the first floor, a ground floor bathroom with separate WC, 17ft living room & a 22ft kitchen/diner with a door to the rear garden. On the first floor, there are three well proportioned bedrooms & a spacious landing.

Additional benefits include double glazed windows & doors, gas central heating, a paved driveway leading to a single garage & gardens to front & rear with a paved patio area.

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

Gransden Close is situated in the highly sought after 'Limbury Mead' area of Luton. This desirable location offers close proximity to various local amenities, including Tesco Express, butcher shop, hairdressers, a post office & chemist. Leagrave Thameslink train station is within a mile's walking distance & M1 junction 11 & L&D Hospital are just a short drive away. The property falls within the school catchment areas for The Meads Primary & Lea Manor High.

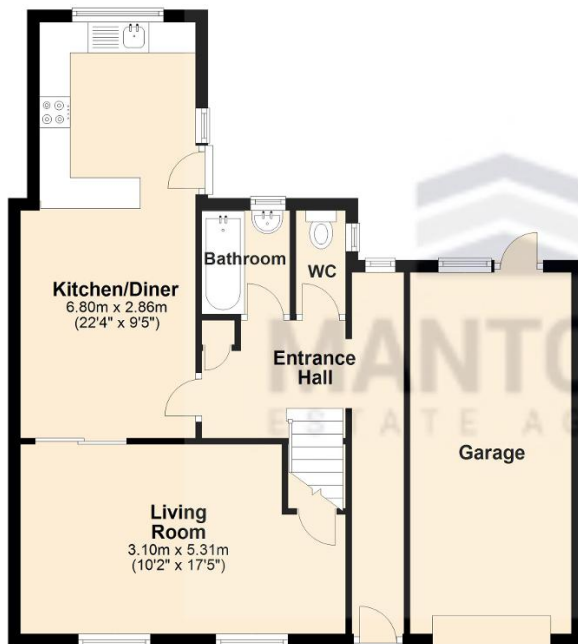
## Additional Information

EPC Rating D. Council Tax Band D. 944 sqft (Approx.)



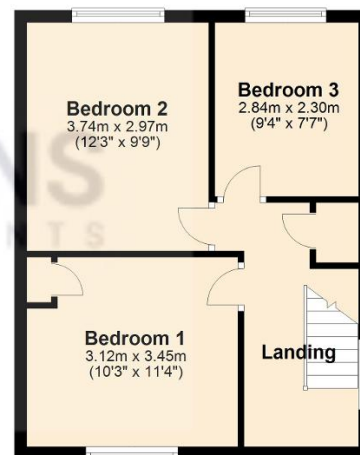
### Ground Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 87.8 sq. metres (944.8 sq. feet)