



# MANTONS

ESTATE AGENTS

3 Bedroom Bungalow for Sale - £398,000

Arbour Close, Luton, Bedfordshire, LU3 4AQ



## KEY FEATURES:

- CHARMING DETACHED BUNGALOW • CUL DE SAC LOCATION IN BARTON HILLS • THREE WELL PROPORTIONED BEDROOMS • NO UPPER CHAIN COMPLICATIONS • SPACIOUS LOUNGE/DINER & CONSERVATORY • BLOCK PAVED DRIVEWAY & GARAGE • GENEROUS SIZE REAR GARDEN • EASY ACCESS TO LEAGRAVE TRAIN STATION

## Description

MANTONS ESTATE AGENTS proudly presents this spacious & well appointed three bedroom detached bungalow, offering the perfect blend of comfort & potential. Nestled in a peaceful cul-de-sac, this property boasts a prime location without the hassle of upper chain complications.

Beyond its tranquil setting, this detached bungalow offers ample space & the promise of future expansion possibilities, subject to obtaining the necessary planning permissions. While the residence awaits your personal touch for modernisation, its attractive pricing reflects this potential, making it an enticing opportunity to craft your dream home.

Comprising an inviting entrance porch, entrance hall, a generous lounge/diner leading seamlessly to a sunlit conservatory, functional kitchen/breakfast room, three bedrooms & bathroom suite. The master bedroom conveniently has a wc & wash hand basin.

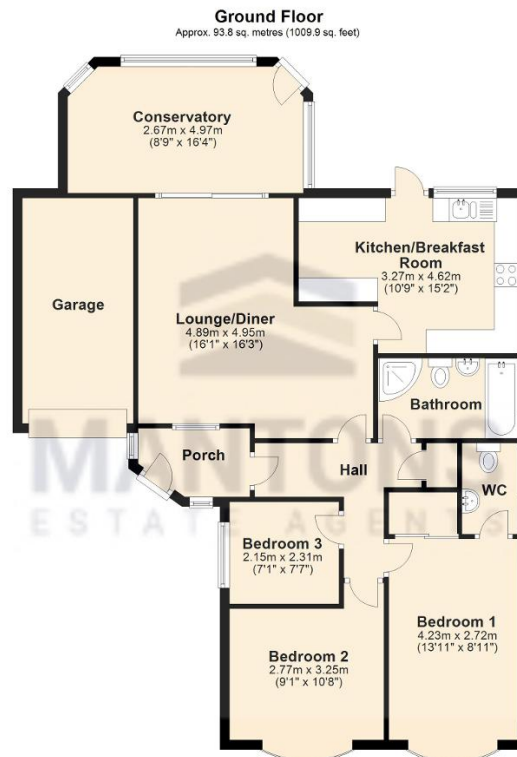
Additional features include a private rear garden offering a peaceful retreat, side access, double glazed windows & doors ensuring energy efficiency, gas central heating & a block-paved driveway providing parking for multiple vehicles. Completing the package is a single garage equipped with power & lighting.

To uncover more about this enticing property or to schedule a viewing, do not hesitate to contact Mantons Estate Agents. Your ideal home awaits.

Arbour Close is situated in Barton Hills, a highly sought-after housing development built in the mid-1980s that remains as popular today as when it was first constructed. This property is nestled at the end of a cul-de-sac on a generous plot, surrounded exclusively by detached homes. Local amenities include Sainsbury's & Aldi supermarkets, doctors, dentist, pub & local bus routes. The property falls within the catchment areas for Bramingham Primary & Lea Manor High schools.

## Additional Information

EPC Rating TBC. Council Tax Band D. 1009 sqft (Approx).



Total area: approx. 93.8 sq. metres (1009.9 sq. feet)