



# MANTONS

ESTATE AGENTS

3 Bedroom Terraced for Sale - £315,000

Grosvenor Road, Luton, Bedfordshire, LU3 2EG



## KEY FEATURES:

- WELL APPOINTED TERRACE HOME • THREE GENEROUS SIZE BEDROOMS • TWO SEPARATE RECEPTION ROOMS • MODERN FITTED KITCHEN & BATHROOM SUITE • CONSERVATORY • DECORATED TO A CONTEMPORARY THEME • PRIVATE NORTH/EAST FACING REAR GARDEN • GAS CENTRAL HEATING VIA A COMBI BOILER

## Description

MANTONS ESTATE AGENTS are delighted to present this well presented three bedroom terrace family home, situated within the highly sought-after Icknield school catchment area.

This charming property features contemporary decor with smooth ceilings & modern floor coverings. Highlights include a secluded north/east facing rear garden, two spacious reception rooms & a lovely conservatory.

The layout includes an entrance hall with stairs leading to the first floor, a cozy & inviting living room, separate dining area with patio doors opening to a bright & airy conservatory, perfect for relaxation. Fitted kitchen with ample storage, three generous sized bedrooms & a stylish, modern bathroom suite.

Additional features include double glazed windows & doors, gas central heating serviced by a combination boiler located in the loft, a newly paved frontage, partially boarded loft with ladder access & a generous sized rear garden with a paved patio & rear access.

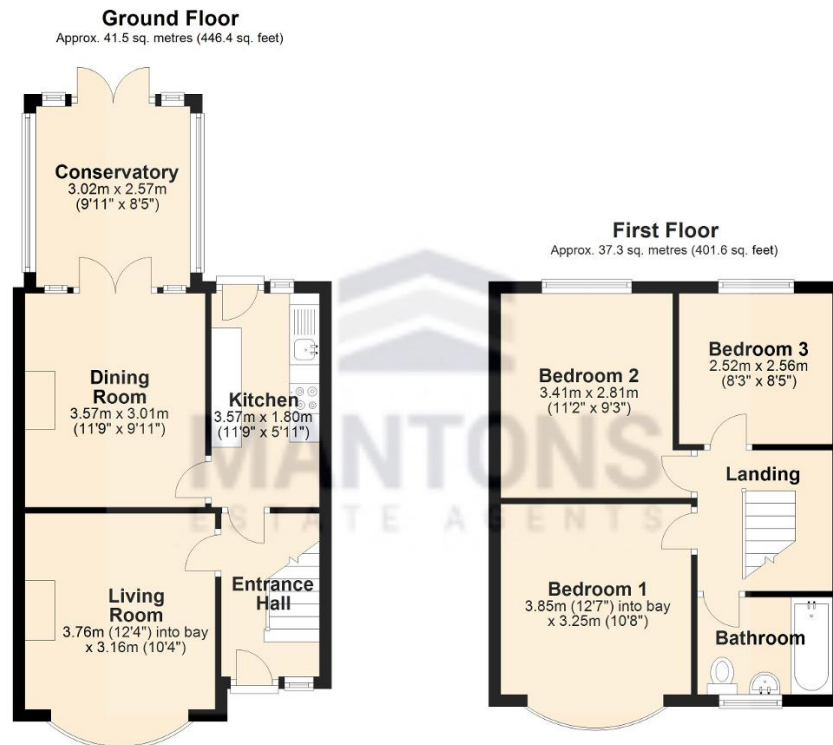
For more information or to arrange a viewing, please contact Mantons Estate Agents.

Grosvenor Road is situated in the highly sought after Icknield catchment area. This prime location offers convenient access to a variety of local amenities, including Coop, doctors, a chemist & bakery, all within walking distance. The property itself is set on a generous plot, featuring a secluded rear garden. It falls within the catchment areas for Icknield Primary School & Icknield High School.



## Additional Information

EPC Rating D. Council Tax Band B. 848 sqft (Approx.).



Total area: approx. 78.8 sq. metres (848.0 sq. feet)