



MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - £550,000

Emmer Green, Luton, Bedfordshire, LU2 8UH



KEY FEATURES:

- WELL APPOINTED DETACHED FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- CUL DE SAC LOCATION IN WIGMORE
- EN SUITE TO MASTER BEDROOM
- PRIVATE SOUTH/EAST FACING REAR GARDEN
- REPLACEMENT BOILER (2 YEARS OLD)
- DOUBLE GARAGE & BLOCK PAVED DRIVEWAY
- FITTED KITCHEN/BREAKFAST ROOM

Description

Mantons Estate Agents are pleased to present for sale this well appointed, four bedroom detached family home, nestled in a cul-de-sac on the popular 'Wigmore' development.

This impressive property offers approximately 1412 sq ft of living space, with potential to convert the double garage, extend to the rear or build over the garage (subject to planning permission). Decorated in a neutral theme throughout, the home features a private South/East facing rear garden & a recently replaced boiler, among its many attributes.

The entrance hall includes stairs rising to the first floor & a cloakroom. The 19ft living room, with French doors, leads to a bright & airy dining room that opens onto the rear garden through patio doors. The fitted kitchen/breakfast room is complemented by a separate utility room. On the first floor, there are four generously sized bedrooms & a fitted four piece bathroom suite, with the master bedroom benefiting from an en suite shower room.

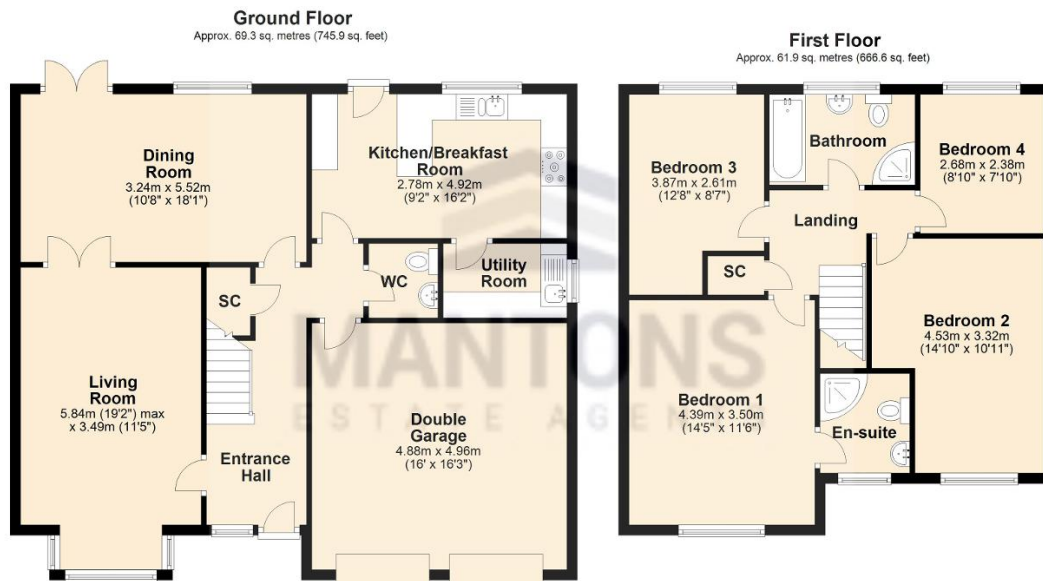
Additional features include a block paved driveway providing ample off-road parking, leading to a double garage with power, light & electric doors. The enclosed rear garden boasts a paved patio & decking area. The property also benefits from gas central heating & double glazed windows & doors.

An internal viewing is highly recommended to fully appreciate the size & condition of this property. Contact Mantons Estate Agents to arrange a viewing or for further information.

Wigmore is an esteemed housing development, constructed in the late 1980s, nestled alongside the picturesque Hertfordshire countryside, proving to be as popular today as when first built. This particular property is nestled at the foot of the cul de sac enjoying a generous size plot. Residents enjoy convenient access to a plethora of local amenities, including an Asda supermarket, medical facilities, public house, food outlets & well connected bus routes. Moreover, its strategic location places Junction 10 of the M1, London Luton Airport & Parkway ThamesLink train station in close proximity. Families are particularly drawn to the area for its reputable educational institutions, with Wigmore Primary & Queen Elizabeth High School serving as the catchments for eager learners.

Additional Information

EPC Rating F. Council Tax Band D. 1412 sqft (Approx).



Total area: approx. 131.2 sq. metres (1412.5 sq. feet)