



# MANTONS

ESTATE AGENTS

5 Bedroom Detached for Sale - £999,950

Barton Road, Luton, Bedfordshire, LU3 2BE



## KEY FEATURES:

- EXCEPTIONAL DETACHED FAMILY HOME • VASTLY EXTENDED WITH OVER 2800 SQFT • CONFIGURED OVER THREE FLOORS • HIGH SPECIFICATION FIXTURES & FITTINGS • FIVE BEDROOMS & FOUR BATHROOMS • STUDIO ROOM WITH KITCHEN & SHOWER ROOM • SECLUDED EAST FACING REAR GARDEN • 28FT LIVING ROOM & 24FT SITTING ROOM

## Description

MANTONS ESTATE AGENTS are delighted to present for sale this exceptional five bedroom detached family home located along the popular Barton Road. This truly amazing property boasts an array of impressive features, making an internal viewing essential to fully appreciate its spacious & well designed 2,824 sq ft (approx.) living space.

Vastly extended & improved with a custom design completed in January 2023, this home offers well proportioned rooms that perfectly meet the needs of a modern family. Elegance & class are evident throughout, making it one of Luton's finest properties. At the rear of the garden, you'll find a self-contained 22ft x 11ft studio equipped with a shower room & kitchen.

Upon entering the property, you are greeted by an entrance reception with an oak staircase leading to the first floor, 28ft living room & a 24ft sitting room, all adorned with feature ceiling mouldings & inset lighting. The sitting room has bi-fold doors that seamlessly open to a patio area enclosed by verandas. A modern fitted kitchen comes complete with integrated appliances & Quartz worktops, accompanied by a separate utility room & cloakroom.

The first floor houses four generous bedrooms, all with fitted wardrobes. There is a family shower room & a landing with a feature ornamental garden, with oak stairs rising to the second floor. The rear bedrooms have doors leading to a roof terrace with panoramic countryside views. The master bedroom includes an en suite bathroom, while bedroom three features an en suite shower room.

On the second floor, there is a guest suite comprising a 22ft bedroom with fitted wardrobes & Velux windows that provide ample natural light, as well as a stylish bathroom with a relaxing spa bath.

Additional benefits of this property include a block paved driveway providing ample off-road parking enclosed by electric gates, double glazed windows & doors, gas central heating serviced via a 'mega flow' system & a beautiful secluded east facing rear garden with mature shrubs, paved patio areas & a garden shed.

For further information or to arrange an internal viewing, contact Mantons Estate Agents.

Located on the desirable Barton Road, this exceptional family home features a generous frontage & private rear garden with panoramic views of the rolling countryside. Securely positioned behind electric gates, the property is conveniently close to local amenities such as Sainsbury's & Aldi supermarkets, Costa, doctors, chemist & bus routes. The beautiful open countryside of Warden Hills & South Beds Golf Course are within walking distance. Additionally, Junctions 10 & 11 of the

