



# MANTONS

ESTATE AGENTS

2 Bedroom End Terraced for Sale - £300,000

Hawthorn Lane, Houghton Regis, Bedfordshire, LU5 7AT



## KEY FEATURES:

- IMMACULATE END OF TERRACE HOME • TWO GENEROUS SIZE BEDROOMS • CONSTRUCTED IN 2023 TO A HIGH STANDARD • NO UPPER CHAIN COMPLICATIONS • STYLISH FITTED BATHROOM & CLOAKROOM • ALLOCATED PARKING BAYS TO FRONT • DECORATED TO A CONTEMPORARY THEME • EASY ACCESS TO M1 JUNCTION 11A

## Description

Mantons Estate Agents proudly present this impressive two bedroom end of terrace house, built in 2023 to a high specification. An internal viewing is essential to fully appreciate its size, condition & ambiance. This freehold property benefits from contemporary living space, featuring modern floor coverings, a stylish kitchen & sleek bathroom.

Ideal for first-time buyers or investors, it can generate approximately £1450.00 in rental income per month.

The property includes an entrance lobby, cloakroom, kitchen/diner with ample units, integrated appliances & patio doors opening to the rear garden, bright spacious lounge with stairs leading to the first floor. To the first floor is a stylish bathroom suite & two double bedrooms.

Additional benefits include gas central heating, double glazed windows & doors, allocated block paved parking bays to the front & a well tended rear garden with a lovely patio area, lawn & gated side access.

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

Hawthorn Lane is positioned in a desirable new residential community in the well connected town of Houghton Regis. The Linmere development features a range of contemporary new homes, bordering acres of landscaped parkland & within walking distance of a school, on-site amenities & leisure facilities. Residents of this semi-rural neighbourhood will also benefit from excellent transport links with M1 junction 11a on the door step.

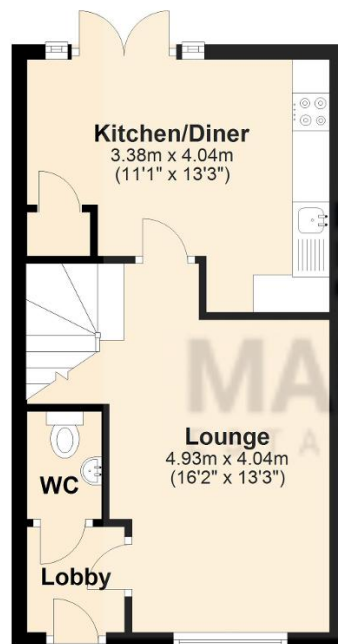
## Additional Information

EPC Rating B. Council Tax Band B. 673 sqft (Approx.).  
Service charge - £356.94 per year (Approx.)



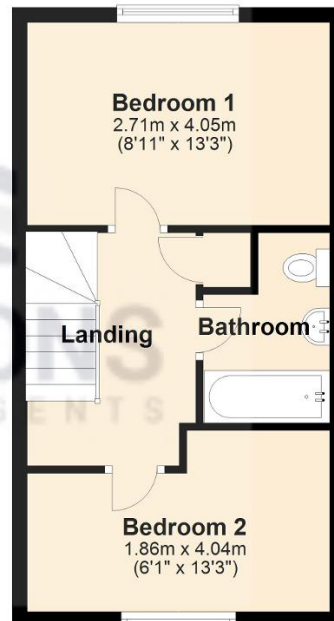
### Ground Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



### First Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



Total area: approx. 62.5 sq. metres (673.3 sq. feet)