



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £295,000

Poynters Road, Luton, Bedfordshire, LU4 0TN



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- NO UPPER CHAIN COMPLICATIONS
- THREE WELL PROPORTIONED BEDROOMS
- GAS CENTRAL HEATING VIA COMBI BOILER
- FITTED KITCHEN & BATHROOM
- TWO RECEPTION ROOMS
- EASY ACCESS TO M1 JUNCTION 11 & 11A
- SHORT DRIVE TO LEGRAVE TRAIN STATION

Description

MANTONS ESTATE AGENTS are delighted to present this spacious three bedroom semi detached family home, ideally situated on the L&D borders. This property is available for sale with no upper chain complications, making it a straightforward opportunity for prospective buyers.

This home is decorated in a contemporary style throughout, offering a bright & airy ambiance. It features gas central heating powered by a combination boiler & a generously sized rear garden with recently replaced fencing.

Upon entering the property, you'll find an entrance hall with stairs leading to the first floor. The bright living room features a bay window, while the fitted kitchen comes equipped with appliances that will remain. The dining room, with sliding patio doors, opens directly onto the rear garden. Upstairs, there are three generously sized bedrooms, as well as a bathroom with a separate WC.

Additional benefits include double glazed windows & doors, along with a well maintained front garden.

For further details or to arrange a viewing, please contact Mantons Estate Agents. Don't miss out on this fantastic opportunity.

Poynters Road is situated in the sought-after L&D Borders area. This residence boasts a generous-sized garden & frontage, offering an inviting & spacious outdoor environment. The property is strategically located within easy reach of various local amenities, including Tesco's & Lidl supermarkets, the 'White Lion' retail park & a recently constructed leisure centre.

Residents benefit from convenient access to the new high-speed bus route, facilitating seamless connections to Dunstable, Houghton Regis, Luton, Luton Airport, the town centre, & the main railway station. The M1 motorway, with Junctions 11 and 11a, is a short drive away, as are Leagrave ThamesLink Train Station & Luton & Dunstable Hospital.

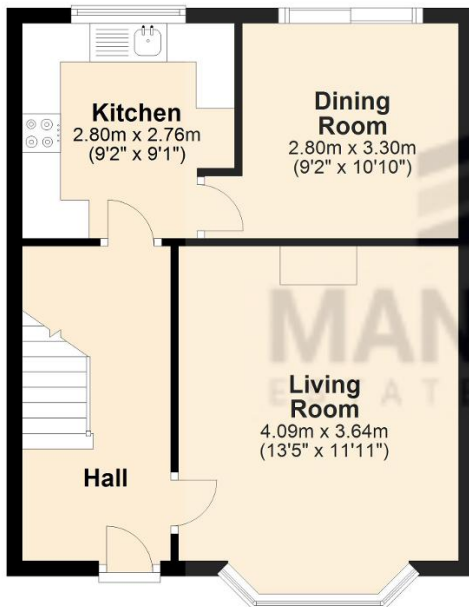
For families, the property falls within the catchment areas of Chantry Primary & Chalk Hills Academy are the school catchments., enhancing its appeal as an ideal family home. Whether it's ease of commuting, proximity to schools, or access to various amenities, Poynters Road provides a well-connected and convenient living experience.



Additional Information

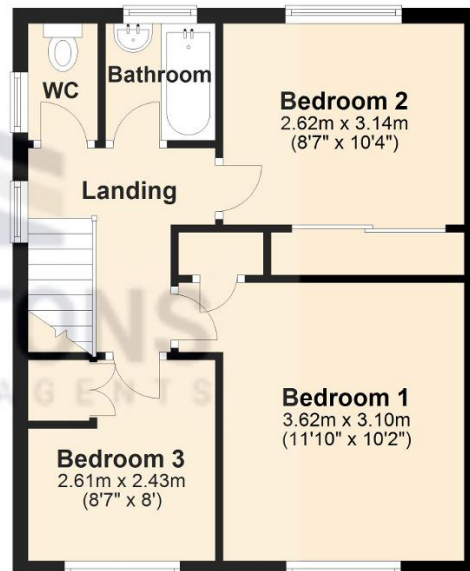
Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)