



# MANTONS

ESTATE AGENTS

3 Bedroom Terraced for Sale - £350,000

Watermead Road, Luton, Bedfordshire, LU3 2TF



## KEY FEATURES:

- BEAUTIFULLY PRESENTED TERRACE HOME • THREE GENEROUS SIZE BEDROOMS • IMMACULATE CONDITION THROUGHOUT • FOUR PIECE FAMILY BATHROOM & CLOAKROOM • OVER 1000 SQFT OF LIVING SPACE • SPACIOUS 23FT KITCHEN/DINER • 14FT LIVING ROOM & STUDY • BLOCK PAVED DRIVEWAY TO FRONT

## Description

MANTONS ESTATE AGENTS are delighted to present this immaculate three bedroom terrace town house, located in the sought-after Limbury Mead area of Luton. Reconfigured & modernised throughout, offering an impressive living space spread over three floors, totaling over 1000 sqft.

The home features a contemporary design with smooth ceilings, modern fixtures & stylish floor coverings. The ground floor opens with an inviting entrance hall, leading to a convenient cloakroom with a storage cupboard housing the newly installed 'Ideal' boiler in 2024. The heart of the home is a spacious 23ft kitchen/diner, fully equipped with integrated appliances including a fridge/freezer, dishwasher & ample storage units. The patio doors extend the living space into a well-maintained rear garden with a paved patio area, perfect for outdoor entertaining.

On the second floor, you'll find a luxurious four piece bathroom suite, 14ft living room & a study, providing ample space for relaxation & work. The top floor boasts three well proportioned bedrooms, with the master bedroom featuring fitted wardrobes.

Additional highlights include a block paved driveway, double glazed windows & doors, gas central heating & replacement fascias & soffits. This property is a must-see to fully appreciate the quality, space & condition it offers.

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

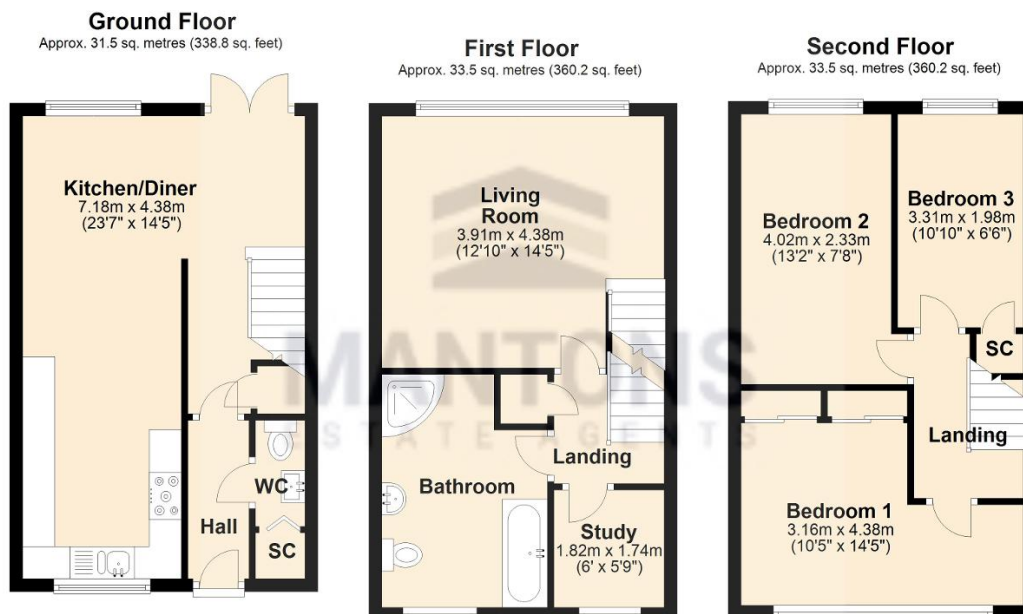
Watermead Road is situated in the sought-after 'Limbury Mead' area of Luton, known for its high desirability & convenience to local amenities. Within close proximity, residents can find a range of essential services, including Tesco's Express, butchers, hairdressers, post office, and chemist. Additionally, Sainsbury's & Aldi supermarkets are easily accessible.

For commuters, Legrave ThamesLink train station is just a mile away, offering convenient access to London & beyond. Motorway access is also convenient, with M1 junction 11 within a short drive. The location is also favorable for those needing access to healthcare, with L&D Hospital nearby.

Families will appreciate the excellent educational facilities in the area, with The Meads Primary & Lea Manor High Schools being the designated catchments.

## Additional Information

EPC Rating C. Council Tax Band C. 1059 sqft (Approx).



Total area: approx. 98.4 sq. metres (1059.2 sq. feet)