



# MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £290,000

Peartree Road, Luton, Bedfordshire, LU2 8AZ



## KEY FEATURES:

- SIGNIFICANTLY IMPROVED SEMI DETACHED
- TWO GENEROUS SIZE BEDROOMS
- NO UPPER CHAIN COMPLICATIONS
- DECORATED TO A CONTEMPORARY THEME
- REFITTED KITCHEN & BATHROOM
- EASY ACCESS TO M1 JUNCTION 10 & AIRPORT
- WALKING DISTANCE TO STOPSLEY VILLAGE
- LIVING ROOM & CONSERVATORY

## Description

MANTONS ESTATE AGENTS are delighted to bring to market this immaculate two bedroom semi detached home, located in the sought-after area of 'Putteridge.' Offered in excellent condition throughout & with no upper chain complications, this property has been significantly improved & upgraded recently.

Decorated in a contemporary style with modern floor coverings, this impressive home features a stylish refitted bathroom, conservatory & a modern refitted kitchen among its many highlights.

The accommodation in brief comprises: an inviting entrance hall with stairs leading to the first floor, spacious 14ft living room, a well appointed kitchen with ample storage units & counter space, opening into the conservatory, two generous sized bedrooms & a refitted ground floor bathroom.

Additional benefits include double glazed windows & doors, a paved frontage with a shared driveway, gas central heating serviced by a replacement boiler (housed in the loft) & a generous sized rear garden.

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

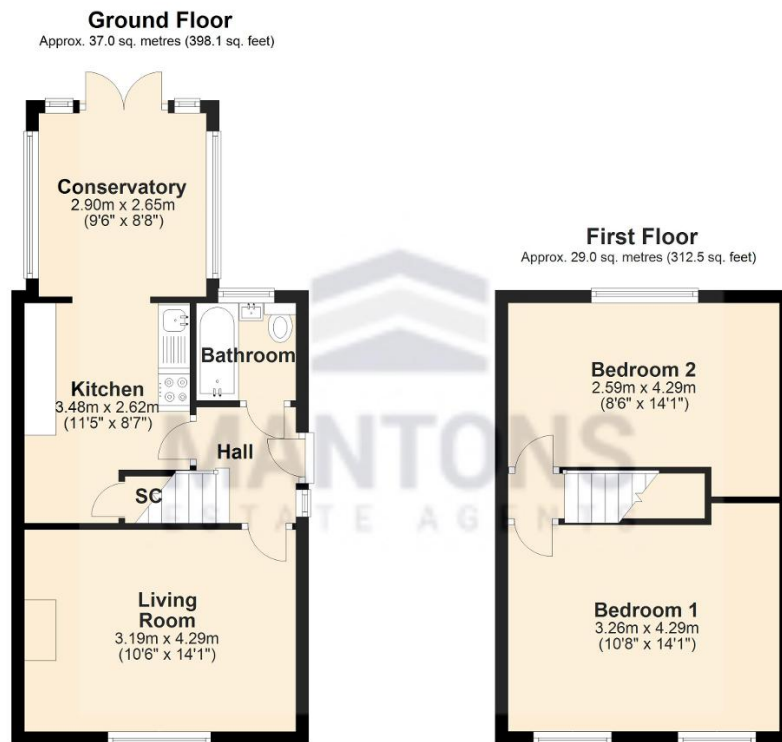
Introducing Peartree Road, a desirable residence nestled in the sought-after Putteridge area. This charming property enjoys a prime location, just a stroll away from Stopsley village, where residents have easy access to a range of local amenities. From shops & medical facilities to coffee shops, everything you need is within reach.

For those seeking an active lifestyle, the nearby Inspire leisure centre provides recreational opportunities, ensuring a healthy & enjoyable living experience. The property's location also offers excellent connectivity, with Junction 10 of the M1 motorway, London Luton Airport & Parkway ThamesLink train station all a short distance away, making commuting & travel hassle free.

Families will appreciate the convenience of having Putteridge Primary & High schools as the designated catchments, providing quality education options for children. In summary, Peartree Road presents an ideal blend of comfort & convenience, making it a perfect home for those looking to enjoy a well-connected lifestyle in a vibrant community.

## Additional Information

EPC Rating D. Council Tax Band B. 710 sqft (Approx).



Total area: approx. 66.0 sq. metres (710.6 sq. feet)