



MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - £450,000

Emmer Green, Luton, Bedfordshire, LU2 8UH



KEY FEATURES:

- IMMACULATE DETACHED FAMILY HOME • FOUR WELL PROPORTIONED BEDROOMS • MASTER BEDROOM WITH EN-SUITE • GARAGE WITH BLOCK PAVED DRIVEWAY • EASY ACCESS TO THAMESLINK STATION • FITTED KITCHEN WITH BUILT-IN APPLIANCES • LOUNGE & DINING AREA • GAS CENTRAL HEATING & DOUBLE GLAZED

Description

MANTONS ESTATE AGENTS are thrilled to offer for sale this spacious & well maintained four bedroom detached family home, situated in a peaceful cul-de-sac within the highly sought-after 'Wigmore' development. Lovingly cared for by the current owners since new, this property is presented in excellent condition throughout.

The home boasts a well equipped kitchen with Neff integrated appliances, a bright & airy living room that seamlessly connects to the dining area; perfect for entertaining; & an en suite shower room in the master bedroom.

The ground floor features an inviting entrance hall, fitted cloakroom, generous lounge & dining areas, fitted kitchen offering ample cabinetry & counter space. Upstairs, you'll find a stylish family bathroom with a power shower & full tiling, master bedroom with an en suite & three additional bedrooms, providing versatile living space for family or guests. The loft is easily accessible via a fitted ladder & it is partially boarded, equipped with lighting & insulation.

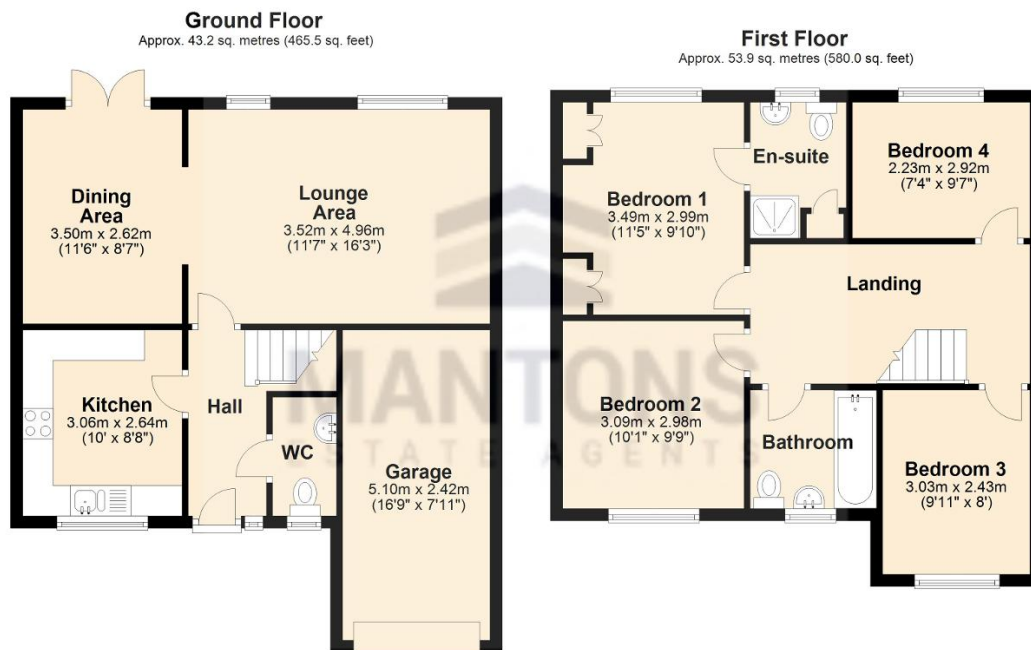
Additional highlights include gas central heating, double glazing throughout, an integral garage with power & lighting; offering extra storage or conversion potential; block-paved driveway with ample off-road parking. The rear garden features a paved patio area, lawn, flower & shrub borders & gated side access.

To arrange a viewing or for further details, please contact Mantons Estate Agents. Don't miss the chance to make this beautiful family home yours!

Wigmore is an esteemed housing development, constructed in the late 1980s, nestled alongside the picturesque Hertfordshire countryside, proving to be as popular today as when first built. Residents enjoy convenient access to a plethora of local amenities, including an Asda supermarket, medical facilities, public house, food outlets & well connected bus routes. Moreover, its strategic location places Junction 10 of the M1, London Luton Airport & Parkway ThamesLink train station in close proximity. Families are particularly drawn to the area for its reputable educational institutions, with Wigmore Primary & Queen Elizabeth High School serving as the catchments for eager learners.

Additional Information

EPC Rating C. Council Tax Band E. 1045 sqft (Approx.)



Total area: approx. 97.1 sq. metres (1045.4 sq. feet)