



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Rent - £1,700 per month

Manton Drive, Luton, Bedfordshire, LU2 7DJ



## KEY FEATURES:

- IMMACULATE SEMI DETACHED FAMILY HOME • THREE WELL PROPORTIONED BEDROOMS • AVAILABLE TO RENT IMMEDIATELY, £1700 PCM • DECORATED TO A CONTEMPORARY THEME • NEWLY INSTALLED CARPETS • GAS CENTRAL HEATING VIA A COMBI BOILER • BLOCK PAVED DRIVEWAY • PRIVATE WEST FACING REAR GARDEN

## Description

MANTONS LETTINGS are pleased to offer for rent this immaculate three bedroom semi detached family home located in the Old Bedford Road area, available to move into immediately for £1700.00 per month.

Decorated to a contemporary theme throughout with newly installed carpets. Gas central heating serviced via a combination boiler, two reception rooms & a private West facing rear garden are just a few of the attributes this impressive property has to offer.

In brief the property comprises; Entrance hall with stairs rising to the first floor, living room with feature fire place, dining room which leads through to a sun room. Kitchen with appliances (appliances can remain or be removed), modern bathroom and three well proportioned bedrooms.

Further benefits include; Double glazed windows & doors, block paved driveway, private rear garden with paved patio area & side access.

For further information or to arrange a viewing contacts Mantons Lettings.

EPC Rating C

Council Tax Band D

Available to rent immediately

Deposit £1960.00 (5 weeks rent)

Holding deposit £392.00 (1 weeks rent)

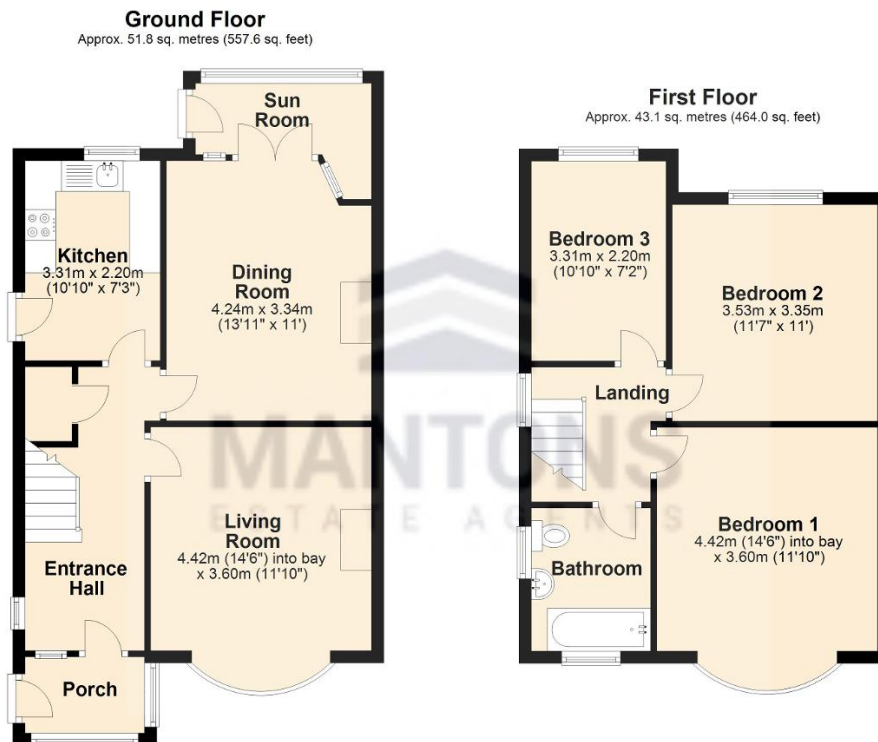
Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

The Property Ombudsman (TPO) member number D12281

Nestled in the highly sought-after area off the Old Bedford Road, Manton Drive offers an ideal blend of convenience & comfort. This prime location boasts a range of local amenities within walking distance, including a Co-op, pharmacy, public houses, doctors & well regarded schools. For your shopping needs, Sainsbury's & Aldi supermarkets are just a short drive away, alongside popular spots like Costa Coffee & the South Beds Golf Course.

Commuters will appreciate the easy access to Junction 10 of the M1 motorway, Luton Thameslink train station & London Luton Airport, all within close proximity. Families will benefit from the property being in the catchment areas of the esteemed Bushmead Primary & Icknield High Schools.



Total area: approx. 94.9 sq. metres (1021.6 sq. feet)