



# MANTONS

ESTATE AGENTS

5 Bedroom Detached for Sale - £600,000

Marston Gardens, Luton, Bedfordshire, LU2 7DU



## KEY FEATURES:

- WELL APPOINTED DETACHED FAMILY HOME • SOUGHT AFTER OLD BEDFORD ROAD AREA • OPEN PLAN KITCHEN/DINER/FAMILY ROOM • FOUR/FIVE BEDROOMS • EXTENDED, PROVIDING 1674 SQ.FT • OPEN-PLAN KITCHEN/DINER/FAMILY ROOM • WALKING DISTANCE TO SHOPS & SCHOOLS • EN SUITES TO BEDROOM ONE & TWO

## Description

MANTONS ESTATE AGENTS are delighted to present this beautifully extended and well appointed five bedroom detached family home, located in the highly sought-after Old Bedford Road area.

This charming property has been thoughtfully enhanced with a single-storey rear extension, creating a stunning open-plan kitchen, dining & family room. The recently fitted kitchen features granite worktops, ample storage units, a breakfast bar & skylight windows. Sliding patio doors lead to a generously sized conservatory, which provides access to a well-maintained rear garden. This bright & airy space offers the perfect setting for modern family living & entertaining. The garage has been converted into a practical study/bedroom five & a storage room.

The welcoming entrance hall leads to the first floor stairs, a shower room & a study/ground floor bedroom. The ground floor also features a 13ft living room, a beautiful open-plan kitchen, dining & family room with a charming electric feature fireplace & a utility room. The 14ft conservatory at the rear of the property completes this level.

Upstairs, there is a fully fitted bathroom suite & four well proportioned bedrooms. The master & second bedrooms both benefit from en-suite shower rooms. A part-boarded loft, accessible via a loft ladder, provides additional storage space.

The home benefits from double glazed windows & doors, gas central heating & a private, low-maintenance West facing rear garden with composite decking surrounded by outdoor lighting. This peaceful retreat is perfect for al fresco dining. The paved driveway offers parking for multiple vehicles, with side-enclosed access to the garden. The property also includes a summer house & a recently added insulated outbuilding with plastered walls, power, lighting, & a wash hand basin, making it ideal for use as a home office, playroom or gym.

This exceptional property is move-in ready while still offering ample scope for personalisation. For more information or to arrange a viewing, contact Mantons Estate Agents today.

Nestled in the highly sought-after area off the Old Bedford Road, Marston Gardens 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

