



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Rent - £1,650 per month

Durham Road, Luton, Bedfordshire, LU2 0RD



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE WELL PROPORTIONED BEDROOMS • AVAILABLE TO RENT BEGINNING OF FEBRUARY • DECORATED TO A CONTEMPORARY THEME • GAS CENTRAL HEATING VIA A COMBI BOILER • FITTED KITCHEN/DINER WITH APPLIANCES • FITTED SHOWER ROOM & GROUND FLOOR WC • CONSERVATORY & LIVING ROOM

## Description

MANTONS LETTINGS is delighted to offer for rent this immaculate three bedroom semi detached family home in St Anne's, conveniently located just a short walk from Luton Thameslink train station. Available for move-in at the beginning of February, this property is offered at £1,650 per month.

Beautifully presented with a contemporary design throughout, the home features a modern kitchen/diner complete with appliances, a stylish shower room & a generous rear garden with a desirable south-westerly aspect.

The ground floor comprises an entrance hall with stairs leading to the first floor, a bright living room with a bay window and French doors opening into the dining area. The fitted kitchen, which is open-plan to the dining area, includes appliances & timber worktops. Patio doors lead to the conservatory, utility area & WC.

Upstairs, you'll find a chic shower room & three well proportioned bedrooms.

Additional benefits include gas central heating powered by a combination boiler, double glazed windows & doors and a block paved driveway. The enclosed rear garden features a lawn, decking area, garden shed & side access. Please note that the timber outbuilding at the rear of the garden is not included.

For more information or to arrange a viewing, please contact Mantons Lettings.

## ADDITIONAL INFORMATION

EPC Rating E  
Council Tax Band C  
Available to rent beginning of February  
Deposit £1900.00 (5 weeks rent)  
Holding deposit £380.00 (1 weeks rent)  
Part furnished - White goods  
Client Money Protect Scheme (CMP) member number CMP005252  
The Property Ombudsman (TPO) member number D12281

Durham Road is located in the desirable St. Anne's neighborhood of Luton, offering convenient access to a range of local amenities. London Luton Airport. Junction 10 of the M1 motorway and

