



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £365,000

Pegsdon Close, Luton, Bedfordshire, LU3 2LG



## KEY FEATURES:

- WELL PRESENTED SEMI DETACHED HOME
- THREE GENEROUS SIZE BEDROOMS
- DECORATED TO A CONTEMPORARY THEME
- MODERN KITCHEN & BATHROOM
- PREVIOUSLY WITH PLANNING PERMISSION
- GARAGE ENCLOSED IN BLOCK
- 20FT LIVING ROOM & 10FT DINING ROOM
- CUL DE SAC LOCATION IN WARDEN HILLS

## Description

MANTONS ESTATE AGENTS are thrilled to present this immaculate three bedroom semi detached family home, nestled in a quiet cul-de-sac in the sought-after Warden Hills area. This beautifully maintained property boasts a contemporary interior, complemented by stylish flooring & smooth ceilings.

Situated on a spacious corner plot, the home offers excellent potential for expansion, with previous planning permission granted for a loft conversion & rear extension. Additional features include a replacement boiler, double glazing & a garage conveniently located in a block behind the property.

The ground floor begins with a welcoming entrance porch leading into a generous 20ft living room, complete with stairs to the first floor. The fitted kitchen is equipped with an integrated dishwasher, while the 10ft dining room connects to a bright conservatory through sliding patio doors.

Upstairs, the property offers three well proportioned bedrooms & a modern bathroom suite. Bedroom three features a built-in bed with storage, while bedroom two includes a built-in cupboard. The boarded loft is accessible via a ladder from the landing, adding to the home's practical appeal.

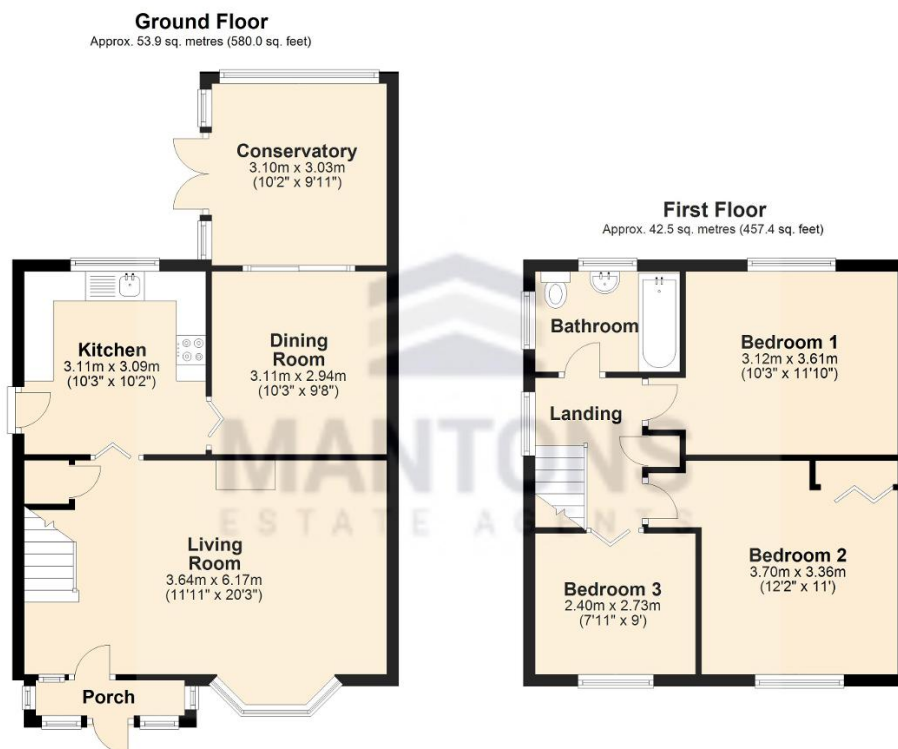
Outside, the South/West-facing rear garden includes a paved patio area & low-maintenance artificial lawn, ideal for relaxing or entertaining. A paved driveway provides ample off-road parking.

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

Pegsdon Close is situated in the sought-after Warden Hill neighborhood of North Luton, this particular property occupies a generous size plot. It offers convenient access to various amenities, including a nearby parade of shops featuring a pharmacy, Morrisons & launderette. Additionally, residents benefit from having the local doctor's surgery right on their doorstep. The area boasts easy accessibility to South Beds golf course, local bus stops, and supermarkets such as Sainsbury's & Aldi. Families will appreciate the proximity to Icknield Primary & High Schools, making it an ideal location within their catchment area.

## Additional Information

EPC Rating D. Council Tax Band C. 1037 sqft (Approx).



Total area: approx. 96.4 sq. metres (1037.4 sq. feet)