



# MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - £450,000

Leamington Road, Luton, Bedfordshire, LU3 3XQ



## KEY FEATURES:

- WELL PRESENTED DETACHED FAMILY HOME • FOUR WELL PROPORTIONED BEDROOMS • MODERN KITCHEN, BATHROOM & CLOAKROOM • POPULAR 'BARTON HILLS' LOCATION • REPLACEMENT DOUBLE GLAZING • WELL TENDED GARDENS TO FRONT & REAR • REPLACEMENT BOILER (12 MONTHS OLD) • LIVING ROOM, CONSERVATORY & DINING ROOM

## Description

Welcome to this immaculate four-bedroom detached family home, proudly presented by MANTONS ESTATE AGENTS, located within the sought-after Barton Hills development.

With a total living space of 1176 Sq.ft, this home ensures ample room for your family's needs. The ground floor comprises a 17ft living room with a feature fire place & sliding patio doors leading to the conservatory, a separate dining room & study, a modern fitted kitchen with breakfast bar & a convenient cloakroom. Ascend the stairs to discover a thoughtfully arranged first floor. The four well-proportioned bedrooms share a stylishly refitted bathroom suite.

Notable features include replacement double glazed windows & doors, gas central heating serviced via a replacement boiler & a paved driveway providing ample off-road parking leading to a single garage. Access to a boarded loft is made easy with a loft ladder. Step outside into the rear garden, featuring patio areas; perfect for outdoor relaxation, established shrubs & well tended lawn.

This impressive home is not just a property; it's an opportunity for a lifestyle upgrade. Contact Mantons Estate Agents today to arrange a viewing or to receive further information on this exceptional family residence.

Leamington Road is located in Barton Hills, a highly sought after housing development constructed in the late 1980's, proving to be as popular today as when first built. Leamington Road is lined with a variety of detached homes positioned within easy reach of local amenities including Sainsbury's & Aldi supermarket, children's nursery & local bus routes. M1 junction 11 is 5 miles, Legrave ThamesLink train station is 2 miles & London Luton airport is only 7 miles away from the property. The Meads primary & Lea Manor high are the school catchments and Cardinal Newman high school is with in easy walk in distance.

## Additional Information

EPC Rating TBC. Council Tax Band E. 1176 Sq.ft (Approx.)

