



MANTONS

ESTATE AGENTS

3 Bedroom End Terraced for Sale - £345,000

Black Swan Lane, Luton, Bedfordshire, LU3 2LU



KEY FEATURES:

- WELL APPOINTED SEMI END OF TERRACE HOME
- NO UPPER CHAIN COMPLICATIONS
- THREE WELL PROPORTIONED BEDROOMS
- EXTENDED TO THE REAR
- GARAGE & BLOCK PAVED DRIVEWAY
- SOUTH FACING REAR GARDEN WITH DECKING
- MODERN KITCHEN, BATHROOM & CLOAKROOM
- GAS CENTRAL HEATING VIA A COMBI BOILER

Description

MANTONS ESTATE AGENTS are delighted to offer for sale this well presented & extended three bedroom end of terrace home, available with no upper chain complications.

The property has been thoughtfully extended to the rear, creating a spacious kitchen with an adjoining dining area, ideal for both everyday living & entertaining. There is also excellent potential to convert the garage into additional living space, subject to planning permission. Decorated in a contemporary style with smooth ceilings, the home features a generous frontage & a private South facing rear garden, offering a wonderful blend of comfort & practicality.

The ground floor comprises an entrance hall with stairs rising to the first floor, a convenient cloakroom & a welcoming living room that flows into the dining area. Sliding patio doors open directly onto the rear garden, enhancing the indoor-outdoor connection. The fitted kitchen provides ample workspace & storage, while the first floor offers three generously sized bedrooms, all equipped with fitted wardrobes, along with a modern family bathroom.

Additional benefits include double glazed windows & doors, gas central heating serviced by a combination boiler, loft access via a drop-down ladder & a secluded South facing garden complete with a decked area. The block-paved driveway provides off-road parking & leads to a single garage.

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

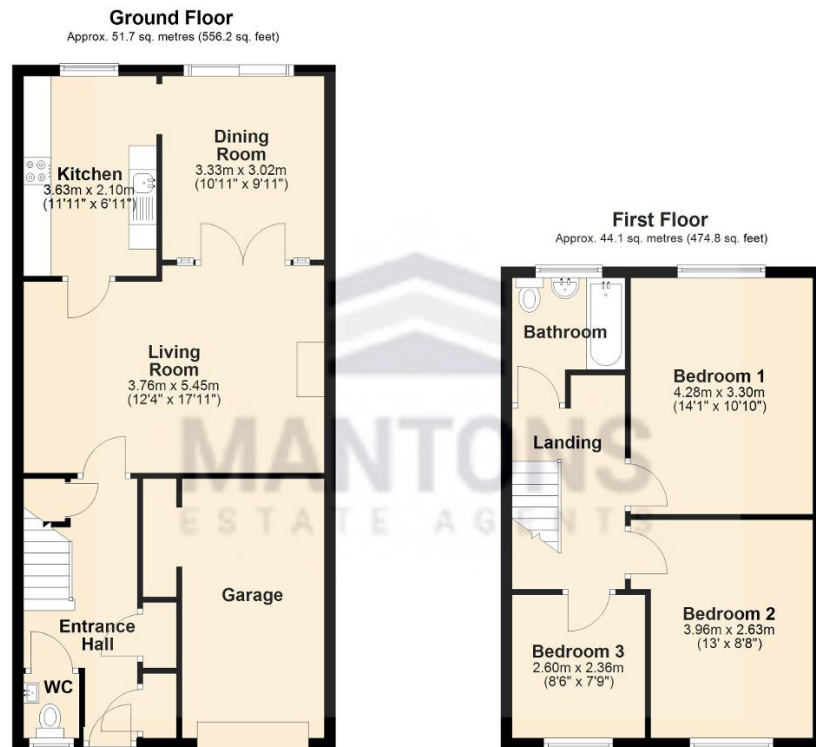
Situated on the outskirts of the popular Leagrave & Limbury area, this delightful property on Black Swan Lane offers an exceptional opportunity for families & commuters alike.

Within walking distance, you'll find essential amenities, including the Co-Op supermarket, bus stops & a doctor's surgery. Commuting is made effortless with Junctions 10 & 11 of the M1 motorway, Leagrave Thameslink train station & London Luton Airport all just a short drive away.

The property falls within the sought-after catchment areas of Icknield Primary & Icknield High School, both conveniently located within walking distance.

Additional Information

EPC Rating D. Council Tax Band C. 1031 Sq.ft (Approx.).



Total area: approx. 95.8 sq. metres (1031.1 sq. feet)