



MANTONS

ESTATE AGENTS

3 Bedroom Detached for Sale - £399,950

Cotsworld Gardens, Luton, Bedfordshire, LU3 3EG



KEY FEATURES:

- VERY IMPRESSIVE DETACHED FAMILY HOME • THREE WELL PROPORTIONED BEDROOMS • CUL DE SAC LOCATION IN SUNDON PARK • BEAUTIFUL WEST FACING REAR GARDEN • CONSERVATORY • FAMILY BATHROOM & CLOAKROOM • GARAGE WITH AMPLE OFF ROAD PARKING • FITTED KITCHEN WITH UTILITY ROOM

Description

MANTONS ESTATE AGENTS are delighted to present this spacious & well presented three bedroom detached family home located in the sought-after Sundon Park area of Luton.

This charming property sits on a generous plot with ample potential to extend (STP). Decorated to a contemporary theme with modern floor coverings, private West facing rear garden & ample off road parking, this home offers an array of desirable features.

The ground floor comprises a welcoming entrance porch & hallway, with stairs leading to the first floor & cloakroom. The bright & airy living room flows seamlessly into the dining area, featuring sliding patio doors to the conservatory, an ideal space for relaxing or entertaining. The property also benefits from a well-equipped fitted kitchen with utility room, a modern fitted bathroom with electric shower & three well proportioned bedrooms.

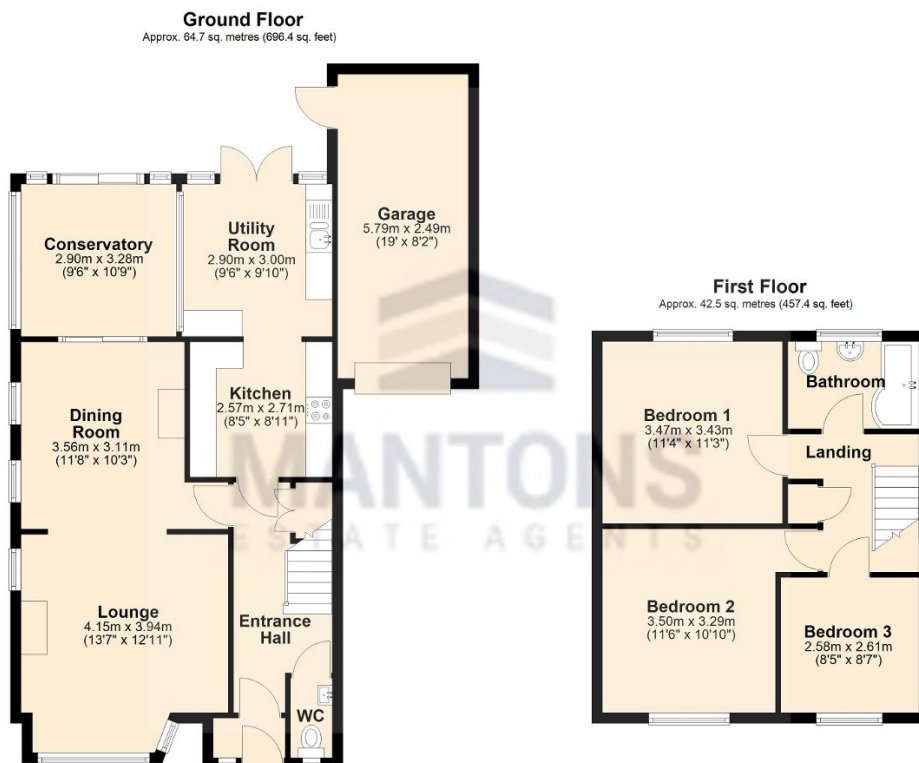
Additional features include gas central heating, double glazed windows & doors & a detached garage with a block paved driveway. The beautifully maintained rear garden includes a decking area with gazebo & access to the garage. Replacement fuse board, ladder access to a part boarded loft with lighting & cavity wall insulation.

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

Cotsworld Gardens is a small close located in Sundon Park, a popular residential area located in the North part of Luton, this particular property sits in an enviable position on a generous size plot. Within a short walk to the main high street where you will find an abundance of local amenities including; Doctors, food outlets - Greggs, Subway, convenience stores, Tesco's express & pharmacy. Legrave ThamesLink train station & M1 junction 11 & 11A are both within easy reach. Parklea Primary & Lealands High are the school catchments.

Additional Information

EPC Rating C. Council Tax Band C. 1153 Sq.ft (Approx.)



Total area: approx. 107.2 sq. metres (1153.8 sq. feet)