



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £350,000

Ereswell Road, Luton, Bedfordshire, LU3 2UH



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • EXTENDED TO THE REAR & SIDE • VERSATILE LIVING LIVING ACCOMMODATION • GAS CENTRAL HEATING VIA A COMBI BOILER • SECLUDED EAST FACING REAR GARDEN • 23FT EXTENDED KITCHEN/DINER • AMPLE OFF ROAD PARKING • EXTENDED GROUND FLOOR BATHROOM

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this well presented & extended three bedroom semi detached family home, situated in the highly sought-after 'Limbury Mead' area of Luton.

This spacious property has been thoughtfully extended to the side & rear, offering versatile living accommodation. Key features include an impressive 18ft sitting room, could be utilised as a ground-floor bedroom with its own en suite shower room, an extended 23ft kitchen/diner, extended ground-floor bathroom & a separate office.

The ground floor comprises an entrance porch, 14ft living room, an inner lobby with stairs to the first floor, 23ft kitchen/diner with patio doors opening to the rear garden, bathroom suite, an 18ft additional living room/bedroom with en suite & a dedicated office. Upstairs, you'll find two well proportioned bedrooms & a landing with loft access.

Further benefits include double glazed windows & doors, gas central heating powered by a combination boiler, a gravelled driveway providing ample off-road parking & a private East facing rear garden. The garden is beautifully stocked with mature flowers & shrubs and features both patio & decking areas, plus convenient side access.

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

Ereswell Road is situated in the highly sought after 'Limbury Mead' area of Luton. This desirable location offers close proximity to various local amenities, including Tesco Express, butcher shop, hairdressers, a post office & chemist. Leagrave Thameslink train station is within a mile's walking distance & M1 junction 11 & L&D Hospital are just a short drive away. The property falls within the school catchment areas for The Meads Primary & Lea Manor High.

## Additional Information

EPC Rating C. Council Tax Band C. 1095 Sq.ft (Approx.)

