



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £295,000

Coyney Green, Luton, Bedfordshire, LU3 1XJ



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE WELL PROPORTIONED BEDROOMS • REFITTED BATHROOM SUITE • 26FT LOUNGE/DINER & FITTED KITCHEN • GAS CENTRAL HEATING VIA A COMBI BOILER • EASY ACCESS TO M1 JUNCTION 10 & AIRPORT • PRIVATE SOUTH FACING REAR GARDEN • DRIVEWAY TO THE SIDE

Description

MANTONS ESTATE AGENTS proudly presents this well presented three bedroom semi detached home, nestled in a select cul de sac within a short walk of Luton town centre & train station.

Recently refitted bathroom suite, gas central heating serviced via a combination boiler & a private South facing rear garden are just a few of the attributes this property has to offer.

Greeted with an inviting entrance hall with stairs rising to the first floor, spacious 26ft lounge/diner leading through to a modern kitchen, fitted with ample units & counter space.

The first floor hosts three bedrooms, master bedroom with fitted wardrobes, ensuring ample storage space. The bathroom suite reflects the same level of sophistication found throughout the home.

Outside, a private west facing rear garden invites relaxation on a paved patio, while the front garden enhances the property's curb appeal. Practical features include double-glazed windows & doors, gas central heating & a garage with a driveway.

For those seeking a stylish and well appointed home, this property is not to be missed. Contact Mantons Estate Agents today for more information or to schedule a viewing.

Coyney Green is a small modern pocket located in the sought-after Biscot Area of Luton. Close to a range of local amenities, including convenient stores, pharmacies, food outlets & larger supermarkets; Aldi & Sainsburys. Conveniently, Junction 10 of the M1 motorway, Luton ThamesLink train station & London Luton Airport are all within easy reach. Denbigh Primary & High Schools are within the catchment area.

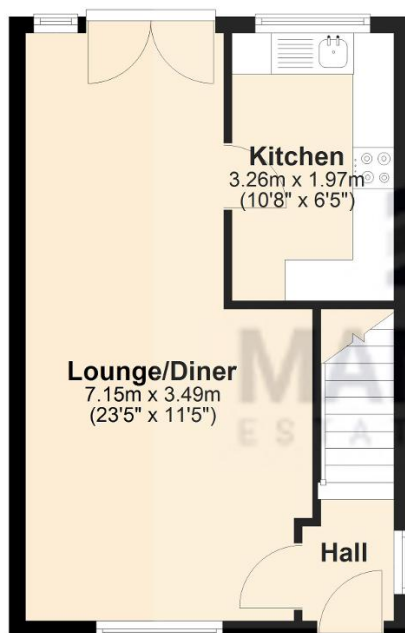
Additional Information

EPC Rating D. Council Tax Band C. 700 Sq.ft (Approx.)



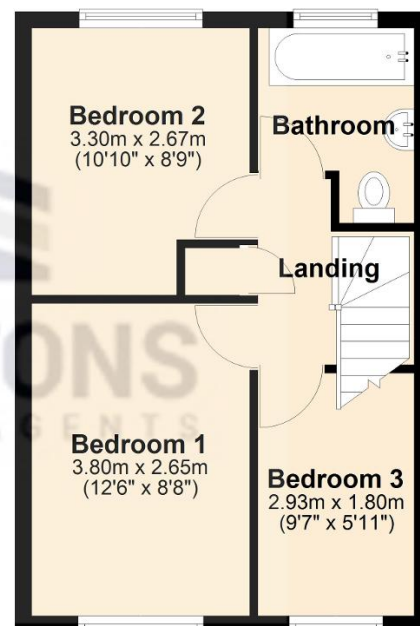
Ground Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 65.0 sq. metres (700.1 sq. feet)