



MANTONS

ESTATE AGENTS

5 Bedroom Semi-Detached for Sale - £450,000

Sawtry Close, Luton, Bedfordshire, LU3 2UE



KEY FEATURES:

- SUBSTANTIALLY EXTENDED FAMILY HOME • FIVE WELL PROPORTIONED BEDROOMS • OVER 1800 SQFT OF LIVING ACCOMMODATION • NO UPPER CHAIN COMPLICATIONS • WALKING DISTANCE TO LEAGRAVE STATION • SOUTH/EAST FACING REAR GARDEN • EN SUITE TO MASTER BEDROOM • GAS CENTRAL HEATING VIA COMBI BOILER

Description

MANTONS ESTATE AGENTS are delighted to bring to market this exceptional five bedroom, extended semi detached family home located in the highly sought-after area of Limbury Mead. With no upper chain complications, this property is ready to welcome its new owners into a remarkable 1,800 sqft of versatile living space, perfectly tailored for modern family life.

This impressive property boasts a South/East facing rear garden complete with a brick-built Garden Room, ideal for a home office or creative space. Inside, the master bedroom offers an en-suite & there are two generously sized reception rooms. A block-paved driveway leads to an extra-large garage, providing ample parking & storage space.

The home features a welcoming entrance hall & porch with stairs leading to the first floor, two spacious reception rooms perfect for entertaining or family relaxation, a well equipped kitchen/diner with ample cabinets, counter space & a separate utility room. All five bedrooms are located on the first floor, including a master bedroom with en-suite.

Additional benefits include a block paved driveway, a large 22ft garage with power & an electric door, a South/East-facing garden. The property also includes double glazed windows & doors, gas central heating serviced by a combination boiler & plenty of storage throughout. This property is a rare opportunity for those seeking a spacious, move-in-ready family home in Limbury Mead.

For further details or to arrange a viewing, contact MANTONS ESTATE AGENTS today.

Sawtry Close is nestled in the popular 'Limbury Mead' area of Luton, a highly desirable location with easy access to a range of local amenities, including Tesco Express, butchers, hairdresser, post office & chemist. Conveniently situated, the property is just under a mile from Leagrave ThamesLink train station, providing excellent transport links, while M1 junctions 11 & 11a, as well as the L&D Hospital, are only a short drive away. A frequent bus service also operates nearby. The property falls within the catchment areas for The Meads Primary & Lea Manor High, making it ideal for families seeking a well-connected, community-focused neighborhood.

Additional Information

EPC Rating E. Council Tax Band E. 1800 sqft (Approx.)

