



# MANTONS

ESTATE AGENTS

5 Bedroom Detached for Sale - Offers in Excess of £450,000

Evergreen Way, Luton, Bedfordshire, LU3 4AL



## KEY FEATURES:

- IMMACULATE DETACHED FAMILY HOME • SOUGHT AFTER BARTON HILLS AREA • FIVE WELL PROPORTIONED BEDROOMS • VASTLY EXTENDED & IMPROVED • REFITTED FAMILY BATHROOM SUITE • REFITTED KITCHEN • WELL MAINTAINED REAR GARDEN • EASY ACCESS TO LEAGRAVE TRAIN STATION

## Description

Welcome to this immaculate five bedroom extended detached family home, proudly presented by MANTONS ESTATE AGENTS. This ex-show home is nestled within the sought-after Barton Hills development, offering a perfect blend of comfort and style.

The property has been thoughtfully designed & extended to provide over 1250 sqft of living space with five bedrooms.

The ground floor comprises an inviting entrance hall, living room with feature fireplace, a spacious dining/family room with French doors leading to a well tended rear garden. The ground floor is completed with a convenient cloakroom & a stylish fitted kitchen. Ascend the stairs to discover a thoughtfully arranged first floor. The master bedroom boasts fitted wardrobes, while four additional well-proportioned bedrooms share a stylishly refitted bathroom suite.

Notable features include double glazed windows & doors, gas central heating & a block-paved driveway providing ample off-road parking leading to a larger than average single garage with power & light, access to a part boarded loft. Outside is a well maintained rear garden, featuring a summer house, patio area & laid to lawn with flower & shrub borders, perfect for outdoor relaxation.

This impressive home is not just a property; it's an opportunity for a lifestyle upgrade. Contact Mantons Estate Agents today to arrange a viewing or to receive further information on this exceptional immaculate family residence.

Barton Hills stands as a highly coveted housing development, having been meticulously crafted in the early 1990s. Its enduring appeal remains just as vibrant today as it was upon its inception.

The neighborhood boasts a plethora of conveniences, including a Sainsbury's & Aldi supermarket, doctors, dentist, a welcoming public house & convenient access to local bus routes. Families will appreciate the proximity to esteemed educational institutions, with Bramingham Primary School & Lea Manor High School falling within the school catchment area.

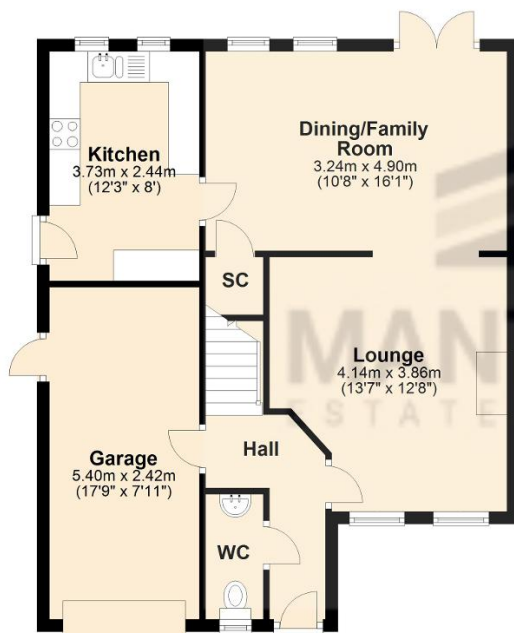
## Additional Information

EPC Rating D. Council Tax Band D. 1287 sqft (Approx.)



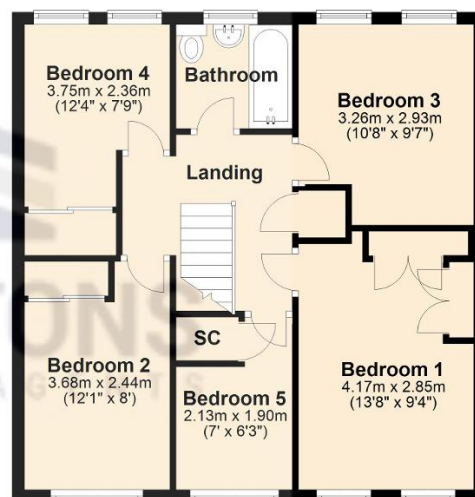
### Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



### First Floor

Approx. 56.1 sq. metres (604.4 sq. feet)



Total area: approx. 119.6 sq. metres (1287.2 sq. feet)