

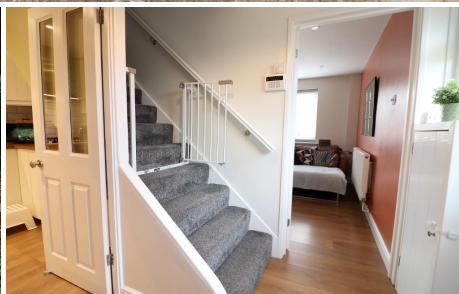


# MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £320,000

Oakwood Drive, Luton, Bedfordshire, LU3 3BA



## KEY FEATURES:

- VERY IMPRESSIVE SEMI DETACHED HOME • TWO GENEROUS SIZE BEDROOMS • DECORATED TO A CONTEMPORARY THEME • EXTENDED TO THE REAR • AMPLE POTENTIAL TO EXTEND FURTHER (STP) • CUL DE SAC LOCATION IN SUNDON PARK • REFURBISHED THROUGHOUT • REFITTED KITCHEN & BATHROOM

## Description

MANTONS ESTATE AGENTS are thrilled to present this beautifully refurbished two bedroom semi detached home, situated in a peaceful cul-de-sac in the sought-after Sundon Park area. This stunning property has been thoughtfully updated throughout, featuring modern fittings & stylish décor.

Key upgrades include a new central heating system, rewiring, re-plastered walls & ceilings & replacement double glazed windows. The rear extension, complete with a newly installed roof, creates a versatile dining area that flows seamlessly from the kitchen, forming a perfect 'hub of the home' kitchen/diner with patio doors open onto the rear garden, ideal for indoor-outdoor living.

Occupying a generous plot, this property offers ample opportunity for further expansion (subject to planning). The contemporary interior showcases smooth ceilings, sleek fixtures & modern floor coverings.

The accommodation comprises an inviting entrance hall leading to a spacious 13ft living room, refitted bathroom & a stylish kitchen with ample cabinetry, integrated dishwasher, timber worktops & a 'Butler' sink. Upstairs, you'll find two generous bedrooms, including a master with fitted wardrobes & drawers, plus access to a part-boarded loft for extra storage.

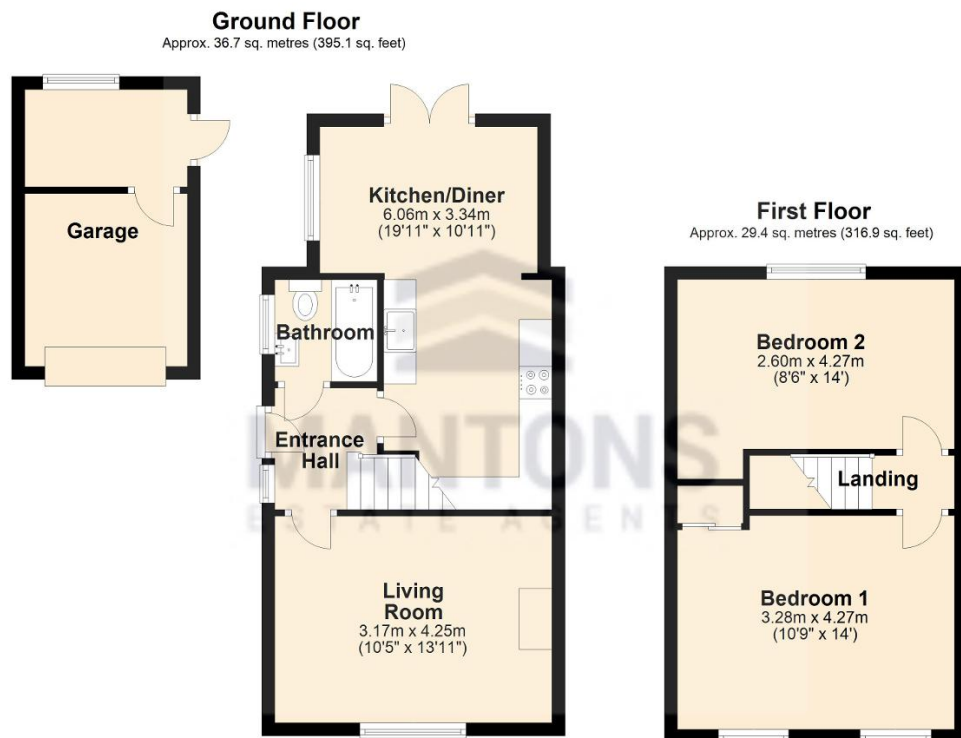
Additional features include double glazed windows & doors, paved driveway providing plenty of off-road parking, a single garage, intruder alarm system & gas central heating serviced via a replacement combination boiler.

To arrange a viewing or for more information, please contact Mantons Estate Agents today.

Oakwood Drive is located in Sundon Park, a very popular residential area in the North part of Luton, this particular property occupies a generous size plot with ample potential to extend further (stp). Positioned within walking distance to the main high street where you will find an abundance of local amenities including; Doctors, food outlets - Greggs, Subway, convenience stores, Aldi, Tesco's express & pharmacy. Leagrave ThamesLink train station & M1 junction 11 & 11A are both within easy reach. Parklea Primary & Lealands High are the school catchments.

## Additional Information

EPC Rating D. Council Tax Band C. 712 sqft (Approx.)



Total area: approx. 66.1 sq. metres (712.0 sq. feet)