

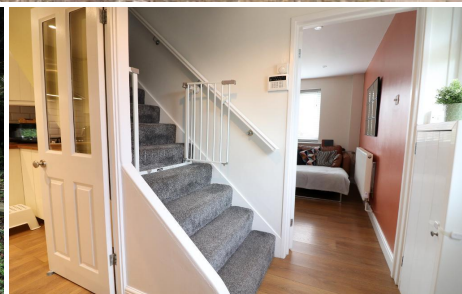


MANTONS

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.

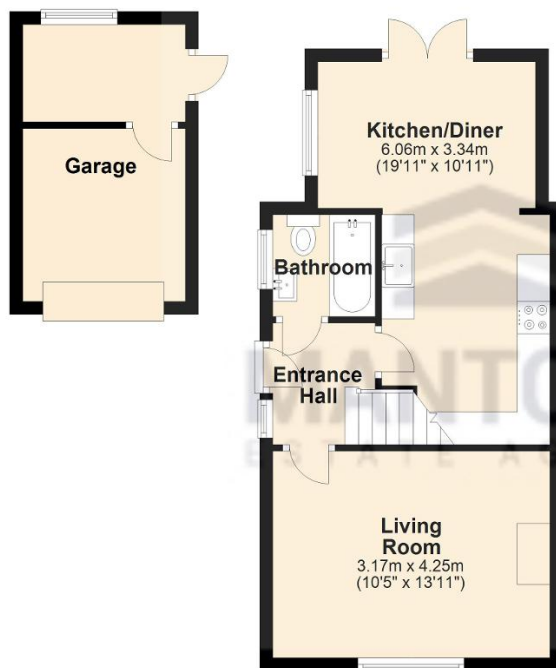
Additional Information

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



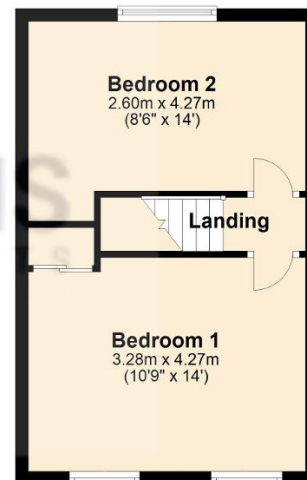
Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.9 sq. feet)



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