



# MANTONS

ESTATE AGENTS

**3 Bedroom Semi-Detached for Sale - Offers in Excess of £375,000**

Alder Crescent, Luton, Bedfordshire, LU3 1TQ



## KEY FEATURES:

- EXTENDED SEMI DETACHED FAMILY HOME • OPEN PLAN KITCHEN/DINER FAMILY ROOM • THREE WELL PROPORTIONED BEDROOMS • BLOCK WITH BLOCK PAVED DRIVEWAY • LIVING ROOM WITH FEATURE FIREPLACE • GENEROUS SIZE GARDEN • UTILITY ROOM, SHOWER ROOM & BATHROOM • EASY ACCESS TO LEAGRAVE TRAIN STATION

## Description

MANTONS ESTATE AGENTS are delighted to present this beautifully extended & well appointed three bedroom semi detached family home, located in the highly sought after Saints area.

This traditional property has been thoughtfully enhanced with a single storey extension at the rear, creating a stunning, open-plan kitchen, dining & family room. With a vaulted ceiling, skylights & patio doors leading to a generous size rear garden, this bright & airy space offers the ideal setting for modern family living & entertaining.

The home features a welcoming entrance hall with stairs leading to the first floor, a recently updated shower room & a separate utility room. The bay-fronted living room, complete with a charming feature fireplace, offers a cozy yet spacious area for relaxation. Upstairs, there is a fully fitted bathroom suite, three generously sized bedrooms & access to a part-boarded loft via a convenient loft ladder, providing additional storage space.

Additional highlights of this exceptional property include double-glazed windows & doors, gas central heating powered by a modern combination boiler & a private rear garden with a patio area surrounded by mature shrubs, offering a peaceful outdoor retreat. A block-paved driveway provides convenient parking & the property offers the potential to extend further into the loft, subject to planning permission.

This exceptional home is ready to move in and still offers ample scope for further personalisation. For more information or to arrange a viewing, contact Mantons Estate Agents today.

Alder Crescent is located in the outskirts of the popular 'Saints' area of Luton. Within close proximity of all local amenities, including shops & schooling. Junction 10 & 11 of the M1 motorway, Luton & Legrave ThamesLink train stations & London Luton airport are all within easy reach. William Austin Primary & Icknield High are the school catchments.

## Additional Information

EPC Rating C. Council Tax Band C. 1116 sqft (Approx).

