



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £390,000

Shakespeare Road, Luton, Bedfordshire, LU4 0HT



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE WELL PROPORTIONED BEDROOMS • EXTENDED TO THE REAR • LIVING ROOM, DINING ROOM & CONSERVATORY • GAS CENTRAL HEATING VIA A COMBI BOILER • SECLUDED SOUTH/WEST FACING REAR GARDEN • WALKING DISTANCE TO L&D HOSPITAL • LARGER THAN AVERAGE GARAGE WITH PIT

## Description

Mantons Estate Agents are thrilled to present this impeccably maintained, traditional three bedroom extended semi detached family home, ideally located in a highly sought-after area and offering over 1,100 sq. ft. of well proportioned living space.

The property features a two story rear extension, which has created a larger kitchen & a third bedroom with an en-suite shower room. Additional highlights include a modern replacement combination boiler, generously sized garage with a car pit & a private South/West-facing garden.

The ground floor comprises an inviting entrance hall with stairs leading to the first floor, cloakroom, spacious living room that flows into the dining room & patio doors opening into the conservatory. The extended fitted kitchen completes the ground floor. Upstairs, you'll find a modern bathroom suite and three well-sized bedrooms, with the third bedroom benefiting from its own en-suite shower room.

Further benefits include gas central heating powered by a modern combination boiler (serviced annually), double-glazed windows & doors throughout, a secluded South/West-facing rear garden with a paved patio area, cavity wall insulation & a block-paved driveway leading to a carport. The property also boasts a larger-than-average garage with a car pit.

This home provides an exceptional opportunity for families seeking space, comfort & future growth potential. For more information or to arrange a viewing, contact Mantons Estate Agents.

Shakespeare Road is situated in the sought-after L&D Borders area. The property is strategically located within easy reach of various local amenities, including Tesco's & Lidl supermarkets, the 'White Lion' retail park, & a recently constructed leisure centre. Residents benefit from convenient access to the new high-speed bus route, facilitating seamless connections to Dunstable, Houghton Regis, Luton, Luton Airport, the town centre, & the main railway station. The M1 motorway, with Junctions 11 and 11a, is a short drive away, as are Leagrave ThamesLink Train Station & Luton & Dunstable Hospital. For families, the property falls within the catchment areas of Ferrars Primary & The Chalk Hills Academy, enhancing its appeal as an ideal family home. Whether it's ease of commuting, proximity to schools, or access to various amenities, Shakespeare Road provides a well-connected and convenient living experience.

## Additional Information

EPC Rating C. Council Tax Band C. 1139 sqft (Approx.)



Total area: approx. 105.9 sq. metres (1139.4 sq. feet)