



MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - £450,000

Leamington Road, Luton, Bedfordshire, LU3 3XQ



KEY FEATURES:

- WELL PRESENTED DETACHED FAMILY HOME • FOUR WELL PROPORTIONED BEDROOMS • MODERN KITCHEN, BATHROOM & CLOAKROOM • POPULAR 'BARTON HILLS' LOCATION • REPLACEMENT DOUBLE GLAZING • WELL TENDED GARDENS TO FRONT & REAR • REPLACEMENT BOILER (12 MONTHS OLD) • LIVING ROOM, CONSERVATORY & DINING ROOM

Description

Welcome to this immaculate four-bedroom detached family home, proudly presented by MANTONS ESTATE AGENTS, located within the sought-after Barton Hills development.

With a total living space of 1176 Sq.ft, this home ensures ample room for your family's needs. The ground floor comprises a 17ft living room with a feature fire place & sliding patio doors leading to the conservatory, a separate dining room & study, a modern fitted kitchen with breakfast bar & a convenient cloakroom. Ascend the stairs to discover a thoughtfully arranged first floor. The four well-proportioned bedrooms share a stylishly refitted bathroom suite.

Notable features include replacement double glazed windows & doors, gas central heating serviced via a replacement boiler & a paved driveway providing ample off-road parking leading to a single garage. Access to a boarded loft is made easy with a loft ladder. Step outside into the rear garden, featuring patio areas; perfect for outdoor relaxation, established shrubs & well tended lawn.

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 family residence.

Leamington Road is located in Barton Hills, a highly sought after housing development constructed in the late 1980's, proving to be as popular today as when first built. Leamington Road is lined with a variety of detached homes positioned within easy reach of local amenities including Sainsbury's & Aldi supermarket, children's nursery & local bus routes. M1 junction 11 is 5 miles, Legrave ThamesLink train station is 2 miles & London Luton airport is only 7 miles away from the property. The Meads primary & Lea Manor high are the school catchments and Cardinal Newman high school is with in easy walk in distance.

Additional Information

EPC Rating TBC. Council Tax Band E. 1176 Sq.ft (Approx.)

