



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £297,500

Mangrove Road, Luton, Bedfordshire, LU2 9BP



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE WELL PROPORTIONED BEDROOMS • NO UPPER CHAIN COMPLICATIONS • AMPLE POTENTIAL TO EXTEND (STP) • FITTED KITCHEN, BATHROOM & SHOWER ROOM • REPLACEMENT DOUBLE GLAZING • GAS CENTRAL HEATING • CAVITY WALL INSULATION

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed three bedroom semi detached home located in Stopsley with no upper chain complications.

Occupying a generous size plot with ample potential to extend to the side (stp).

In brief the property comprises; Entrance hall with stairs rising to the first floor, lounge/diner with patio doors opening to the rear garden, fitted kitchen & bathroom. On the first floor is a fitted shower room & three well proportioned bedrooms.

Further benefits include; Replacement double glazed windows & doors, cavity wall insulation, secluded rear garden & gas central heating.

Contact Mantons Estate Agents to arrange a viewing or for further information.

Mangrove Road is located in the popular location of 'Stopsley', this particular property over looks a small green whilst occupying a generous size plot. London Luton airport, junction 10 of the M1 motorway and Luton Parkway ThamesLink train station are all within easy reach. 'Asda' supermarket is a short drive whilst the Primary school 'Ramridge' and High school 'Putteridge' are both within walking distance. Local convenient stores, pharmacy, doctors are all within walking distance.

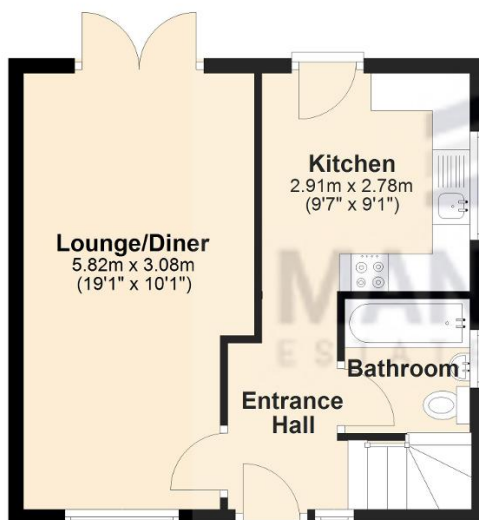
## Additional Information

EPC Rating C. Council Tax Band B. 750 Sq.ft (Approx.).



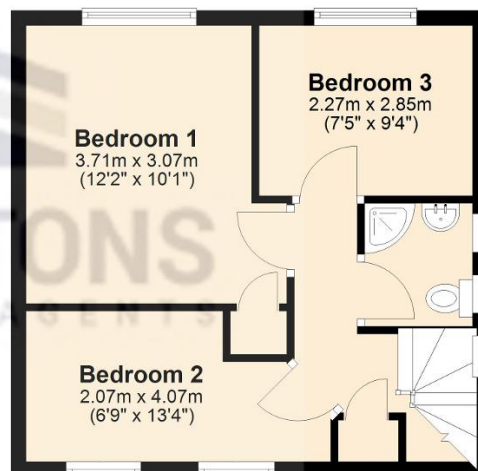
### Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



### First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)