



# MANTONS

ESTATE AGENTS

3 Bedroom Bungalow for Sale - £385,000

Cranbrook Drive, Luton, Bedfordshire, LU3 3EW



## KEY FEATURES:

- IMMACULATE DETACHED BUNGALOW • THREE GENEROUS SIZE BEDROOMS • DECORATED TO A CONTEMPORARY THEME • BEAUTIFUL SOUTH/EAST FACING REAR GARDEN • GARAGE & DRIVEWAY • AMPLE POTENTIAL TO EXTEND (STP) • MODERN KITCHEN & FOUR PIECE BATHROOM • REPLACEMENT COMBINATION BOILER

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this immaculate three bedroom detached bungalow, set on a generous plot with excellent potential to extend (subject to planning permission).

Beautifully presented throughout with modern finishes & neutral décor, this spacious home features a recently installed combination boiler & a 16ft lounge/diner with patio doors leading out to a well-maintained south-east facing garden, perfect for enjoying sunny mornings & peaceful evenings.

Inside, the property offers a bright & airy layout, starting with an entrance porch & a welcoming hallway. There are three well-proportioned bedrooms, one currently being used as a dining room, along with a stylish four-piece bathroom suite & a fitted kitchen.

Further benefits include double glazing, gas central heating powered by a 2023-installed boiler, loft access via pull-down ladder, a single garage & a driveway providing ample off-road parking. The rear garden is beautifully landscaped with mature shrubs, a patio area & side access.

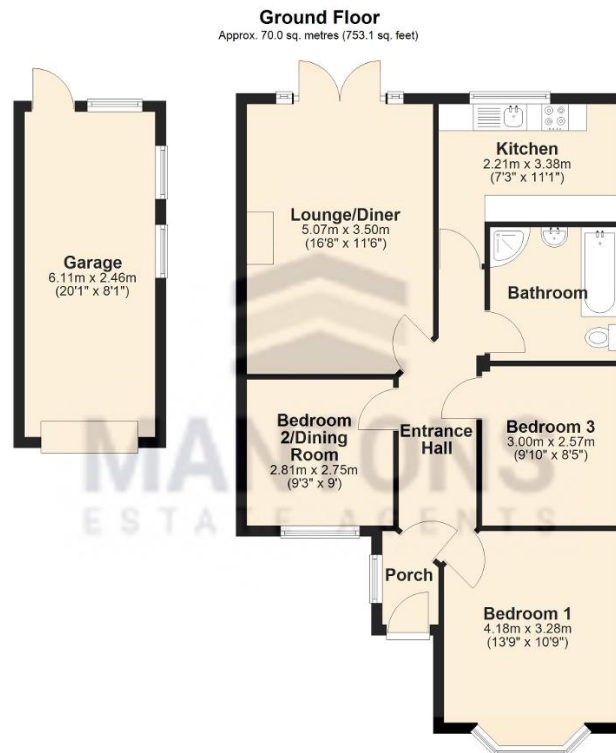
This exceptional bungalow combines comfort, style & future potential in a sought-after location. Early viewing is highly recommended to avoid disappointment.

Contact Mantons Estate Agents today to arrange your viewing.

Cranbrook 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 (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 D. 753 Sq.ft (Approx.)



Total area: approx. 70.0 sq. metres (753.1 sq. feet)