



# MANTONS

ESTATE AGENTS

2 Bedroom Bungalow for Sale - £395,000

Hill Close, Luton, Bedfordshire, LU3 2DS



## KEY FEATURES:

- IMPRESSIVE DETACHED BUNGALOW • TWO GENEROUS SIZE BEDROOMS • BEAUTIFUL SOUTH/WEST FACING REAR GARDEN • GARAGE & DRIVEWAY • AMPLE POTENTIAL TO EXTEND (STPP) • FITTED KITCHEN & BATHROOM • WALKING DISTANCE TO SHOPS & SCHOOLS • 16FT GARDEN ROOM

## Description

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

Beautifully presented throughout with 1045 Sq.ft (Approx) of living space, features include replacement fascias, soffits & gutters, 16ft garden room with patio doors leading out to a beautiful South-West facing garden.

Inside, the property offers a bright & airy layout, starting with an entrance porch & a welcoming hallway. There are two well-proportioned bedrooms, 12ft living room, bathroom suite, dining area opening to a fitted kitchen & conservatory.

Further benefits include double glazing, gas central heating, a single garage & a driveway providing ample off-road parking & a recently painted exterior. The rear garden sits in complete privacy 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.

Hill Close is an exclusive cul-de-sac situated just off Birdsfoot Lane, home to only a select few properties in this tucked-away location. This particular home occupies a generous plot & offers excellent potential.

Located in the sought-after Warden Hills area in North Luton, the property is within walking distance of a small parade of shops, South Beds Golf Club, local bus stops & a doctors surgery. Nearby amenities also include Sainsbury's, Aldi, Homebase & Costa Coffee.

The property falls within the catchment areas for Warden Hill Primary School & Icknield High School.

## Additional Information

EPC Rating - D. Council Tax Band - D. 1045 Sq.ft (Approx).

