

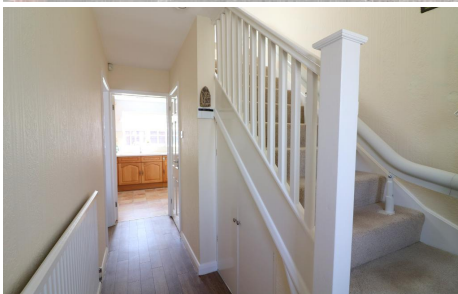


# MANTONS

ESTATE AGENTS

3 Bedroom Detached for Sale - £395,000

Blakeney Drive, Luton, Bedfordshire, LU2 7LB



## KEY FEATURES:

- WELL APPOINTED DETACHED HOME • THREE GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • KITCHEN WITH UTILITY ROOM • REPLACEMENT BOILER • REPLACEMENT DOUBLE GLAZING • LIVING ROOM & DINING ROOM • GARAGE WITH BLOCK PAVED DRIVEWAY

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this immaculately presented three bedroom detached family home, located in the highly sought-after Warden Hills area.

Set on a generous plot, the property offers excellent potential to extend (subject to planning permission) & is available with no upper chain complications. Among its many features are replacement double glazing, a recently installed boiler & a spacious, well maintained rear garden.

The ground floor comprises a welcoming entrance hall with stairs leading to the first floor, a convenient cloakroom & a spacious open-plan living & dining area with patio doors opening onto the rear garden. The fitted kitchen includes integrated appliances such as a fridge, washing machine & tumble dryer, complemented by a separate utility room.

Upstairs, the home offers a refitted shower room & three well proportioned bedrooms.

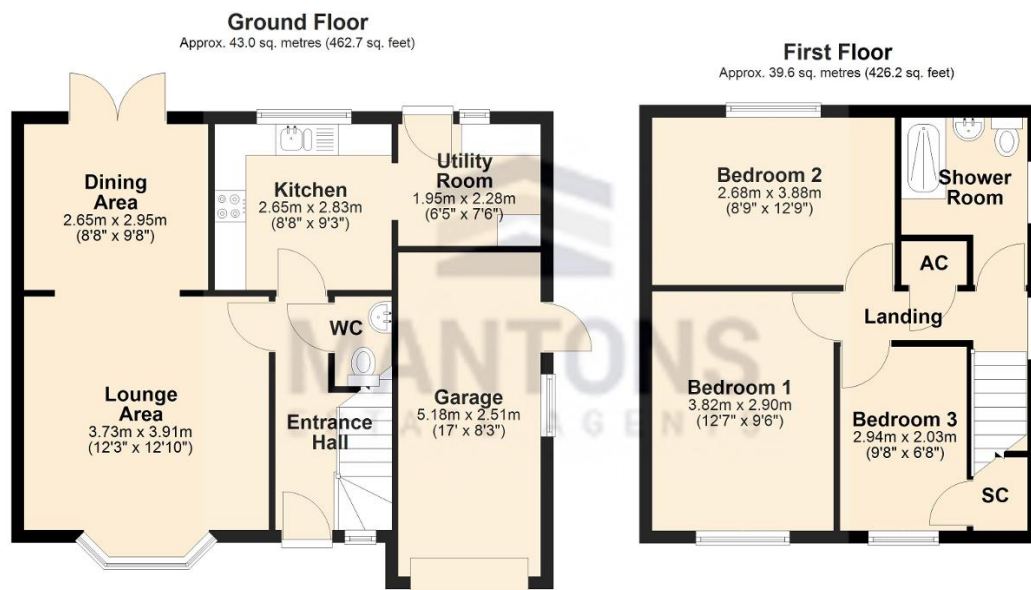
Additional benefits include gas central heating, an intruder alarm system & access to a part-boarded loft via a fitted ladder. Externally, the property features a garage, a block-paved driveway providing ample off-road parking & beautifully kept gardens to the front & rear, complete with an artificial lawn & paved patio area.

For further information or to arrange a viewing, please contact Mantons Estate Agents today.

Blakeney Drive is situated in Warden Hills, a highly sought-after area on the northern outskirts of Luton. The location offers easy access to beautiful open countryside & rolling hills, all within walking distance. Nearby amenities include Sainsbury's & Aldi supermarkets, South Beds Golf Club, Costa Coffee, doctors & dental surgery, pubs & convenient local bus routes. The property falls within the catchment area for Warden Hill Primary School & Icknield High School.

## Additional Information

EPC Rating - TBC. Council Tax Band - D. 888 Sq.ft (Approx).



Total area: approx. 82.6 sq. metres (888.9 sq. feet)