



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £350,000

Rutland Crescent, Luton, Bedfordshire, LU2 0RG



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE GENEROUS SIZE BEDROOMS • DECORATED TO A CONTEMPORARY THEME • TWO SEPARATE RECEPTION ROOMS • GAS CENTRAL HEATING VIA A COMBI BOILER • FITTED KITCHEN & BATHROOM • EASY ACCESS TO M1 JUN 10 & AIRPORT • WALKING DISTANCE TO LUTON TRAIN STATION

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this well appointed & spacious three bedroom semi detached family home.

Additional highlights include a combination boiler, a private East facing rear garden & two reception rooms. An internal viewing is highly recommended to fully appreciate all this home has to offer.

The property features an entrance hallway with stairs to the first floor, living room, separate dining with patio doors leading to the rear garden & a fitted kitchen. Upstairs, a generous landing offers ladder access to the loft, alongside a fitted bathroom & three well proportioned bedrooms.

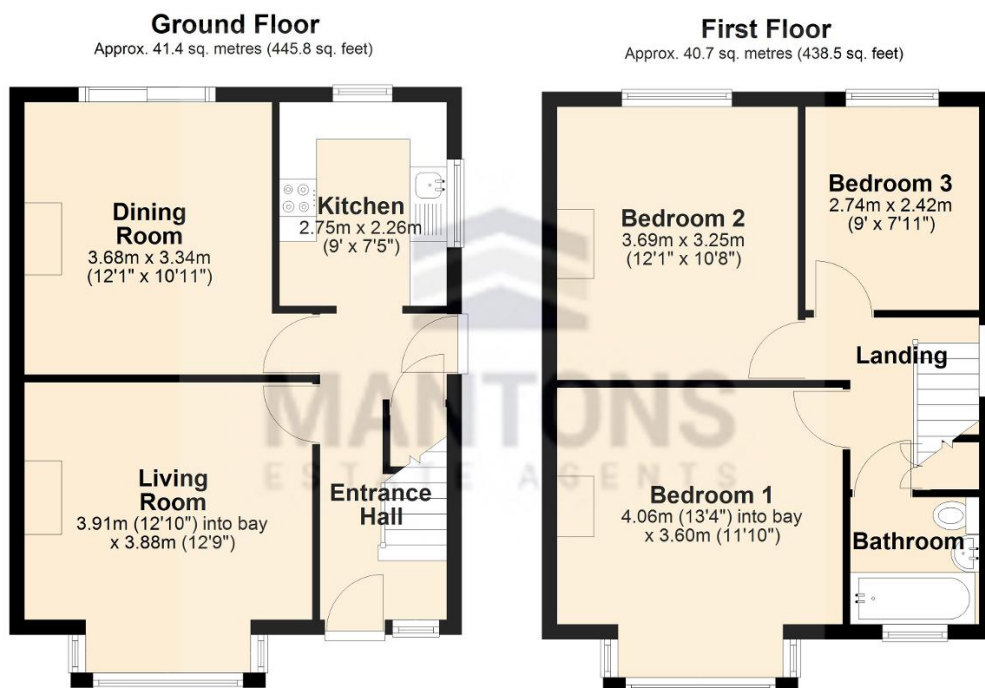
Further benefits include gas central heating, double-glazed windows & doors, generous & secluded rear garden, while the front garden features a driveway.

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

Rutland Crescent is located in the desirable St. Anne's neighborhood of Luton, offering convenient access to a range of local amenities. London Luton Airport, Junction 10 of the M1 motorway & Thameslink train stations are all within easy reach. The Asda supermarket is just a short drive away, while Crawley Green Infant School, Wenlock Junior School & Queen Elizabeth High School are all within walking distance.

## Additional Information

EPC Rating D. Council Tax Band C. 884 Sq.ft (Approx.)



Total area: approx. 82.2 sq. metres (884.3 sq. feet)