



MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £325,000

Colwell Rise, Luton, Bedfordshire, LU2 9UA



KEY FEATURES:

- VERY IMPRESSIVE SEMI DETACHED HOME • EXTENDED TO THE REAR • DECORATED TO A CONTEMPORARY THEME • BLOCK PAVED DRIVEWAY & GARAGE • REPLACEMENT COMBINATION BOILER • AMPLE POTENTIAL TO EXTEND FURTHER (STP) • STYLISH REFITTED BATHROOM SUITE • 27FT LOUNGE/DINER

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this impressive two bedroom extended semi detached home, situated in the popular Wigmore area. Thoughtfully extended to the rear, the property now features a spacious 27ft lounge/diner with patio doors that open onto a private rear garden, perfect for both relaxing & entertaining.

Stylishly decorated throughout with a contemporary finish, the home boasts smooth ceilings, modern floor coverings & a refitted bathroom suite. There is also excellent potential to extend to the side, subject to planning permission. A recently replaced combination boiler ensures efficient heating & hot water.

The accommodation comprises an entrance lobby, a well appointed kitchen with ample storage & integrated fridge/freezer, the standout 27ft lounge/diner, brightened by a feature skylight & direct access to the garden. There are two good sized bedrooms & a sleek, refitted bathroom suite.

Additional benefits include double glazed windows & doors, a secluded North/East-facing rear garden, block paved driveway offering ample off-road parking & a single garage. The property also features updated fascias, soffits & guttering.

An internal viewing is highly recommended to fully appreciate the space, condition & finish of this fantastic home. For further information or to arrange a viewing, contact Mantons Estate Agents today.

Wigmore is an esteemed housing development, constructed in the late 1980s, nestled alongside the picturesque Hertfordshire countryside, proving to be as popular today as when first built. Residents enjoy convenient access to a plethora of local amenities, including an Asda supermarket, medical facilities, public house, food outlets & well connected bus routes. Moreover, its strategic location places Junction 10 of the M1, London Luton Airport & Parkway Thameslink train station in close proximity. Families are particularly drawn to the area for its reputable educational institutions, with Wigmore Primary & Queen Elizabeth High School serving as the catchments for eager learners.

Additional Information

EPC Rating D. Council Tax Band C. 787 Sq.ft (Approx.)

