



# MANTONS

ESTATE AGENTS

## 3 Bedroom Terraced for Sale - Offers in Excess of £350,000

Nunnery Lane, Luton, Bedfordshire, LU3 1XB



### KEY FEATURES:

- BEAUTIFULLY PRESENTED TERRACE HOME • THREE GENEROUS SIZE BEDROOMS • STUNNING OPEN-PLAN KITCHEN/DINER • STYLISH REFITTED BATHROOM SUITE • BLOCK PAVED DRIVEWAY • PRIVATE WEST FACING REAR GARDEN • WALKING DISTANCE TO LEAGRAVE STATION • EASY ACCESS TO M1 JUNCTION 11 & 11A

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this beautifully presented three bedroom terrace home. The property has undergone significant upgrades & improvements over recent years, an internal viewing is a must to fully appreciate.

Decorated to a modern & contemporary theme throughout with neutral floor coverings & smooth ceilings. Open-plan living space on the ground floor including a stunning kitchen/diner with patio doors leading to the rear garden.

Replacement combination boiler, well tended & secluded West facing rear garden & a block paved driveway are just a few of the attributes this property has to offer.

In brief the property comprises; Entrance hall with stairs rising to the first floor, living room opening through to a stylish kitchen/diner fitted with centre island & integrated appliances. On the first floor are three generous size bedrooms & refitted family bathroom suite.

Further benefits include; Double glazed windows & doors, gas central heating serviced via a replacement combination boiler, block paved driveway to front, replacement internal doors, immaculate rear garden with paved patio areas & garden shed to remain.

Contact Mantons Estate Agents for more information or to arrange a viewing.

Nunnery Lane is situated on the outskirts of the popular Leagrave & Limbury area, this home provides the perfect blend of suburban living with easy access to local conveniences.

Within walking distance, you'll find essential amenities, including Tesco's Express, convenient stores & bus stops. Commuting is made effortless with Junctions 10 & 11 of the M1 motorway, Leagrave Thameslink train station & London Luton Airport all just a short drive away.

The property falls within the sought-after catchment areas of Icknield Primary & Icknield High School, both conveniently located within walking distance.

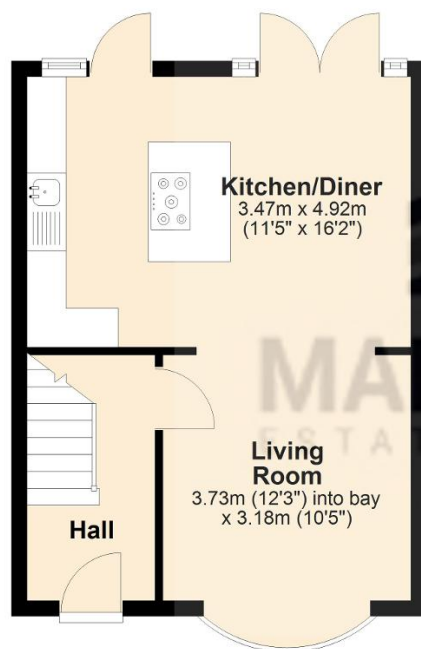
## Additional Information

EPC Rating - C. Council Tax Band - B. 757 Sq.ft (Approx).



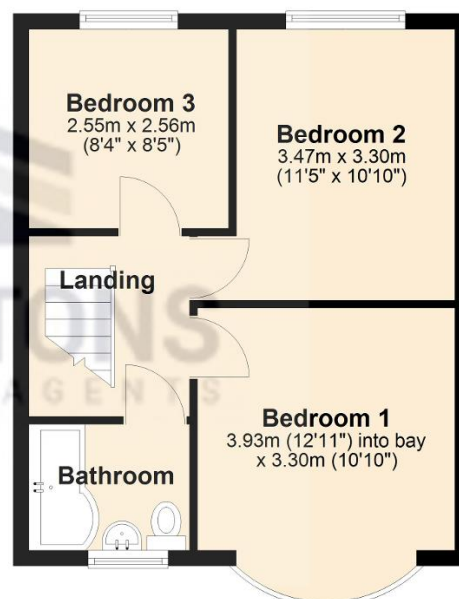
### Ground Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 70.4 sq. metres (757.7 sq. feet)