

Mayne Avenue, Luton | Luton



Price £475,000

Presenting this impressive 4-bedroom extended residence, ideally situated on the highly sought-after Mayne Avenue in Luton.

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<https://www.venture->

Description

Presenting this impressive 4-bedroom extended residence, ideally situated on the highly sought-after Mayne Avenue in Luton. Upon entry, you'll be greeted by an inviting and well-lit ambiance, with abundant natural light streaming through the windows. The layout has been meticulously crafted to optimise space and practicality, ensuring a comfortable living experience.

The ground floor features a spacious lounge, perfect for relaxation or hosting guests. Adjacent to the lounge, you'll discover a generously sized dining room with seating for eight, complementing the large kitchen. A second kitchen provides added versatility and convenience, catering to your culinary and household needs.

Moving upstairs, the property continues to impress with well-proportioned bedrooms and ample amenities. The master bedroom serves as a true sanctuary, offering abundant space and the luxury of an ensuite shower room – an ideal retreat for unwinding after a long day.

In addition to the master suite, there are three more double bedrooms, each generously sized to accommodate a growing family or provide comfortable guest accommodation. An additional upstairs toilet adds convenience alongside the family bathroom.

Outside, a good-sized, low-maintenance garden awaits at the rear. The front driveway offers parking space for up to four cars. Further advantages include fitted storage in all bedrooms, double-glazed windows, and a reliable combi boiler.

Positioned in a prime location, this property ensures excellent connectivity. Its proximity to Leagrave train station and the motorway facilitates effortless commuting and travel to neighboring areas. Luton and Dunstable Hospital is also conveniently close.



Ground floor

Entrance Porch

Door and window to front aspect.

Entrance Hall

Door and window to front aspect, storage cupboard and stairs leading to first floor landing.

Lounge 18'5" (5.61m) x 10'0" (3.05m)

Window to front aspect, feature fireplace, x2 radiators and french doors leading to rear garden.

Dining Room 14'7" (4.45m) x 10'2" (3.1m)

Window to front aspect and radiator.

Kitchen 13'7" (4.14m) x 7'11" (2.41m)

Fitted kitchen with a range of wall and base units with work surfaces, stainless steel sink unit, splash back tiling, electric oven, gas hob, cooker hood, space for fridge/freezer, central heating boiler, radiator, window to rear aspect and door leading to Utility Room.

Utility Room 18'0" (5.49m) x 9'11" (3.02m)

Fitted with a range of wall and base units with work surfaces, stainless steel sink unit, splash back tiling, radiator, window to front aspect and door leading to garage.

Garage 18'2" (5.54m) x 8'5" (2.57m)

First floor

First floor landing

Window to rear aspect, x2 storage cupboards and loft access.

Bedroom 1 16'5" (5m) x 12'2" (3.71m)

Window to front aspect, fitted wardrobes and radiator.

En-suite

Window to rear aspect, shower cubicle with shower, wash hand basin, WC, radiator and part tiled walls.

Bedroom 2 12'7" (3.84m) x 12'3" (3.73m)

Window to front aspect built in wardrobe and radiator.

Bedroom 3 12'10" (3.91m) x 10'7" (3.23m)

Window to front aspect, built in wardrobe and radiator.

Bedroom 4 12'10" (3.91m) x 7'7" (2.31m)

Window to rear aspect and radiator.

Bathroom

Window to rear aspect, bath with mixer tap and shower attachment, wash hand basin, radiator and part tiled walls.

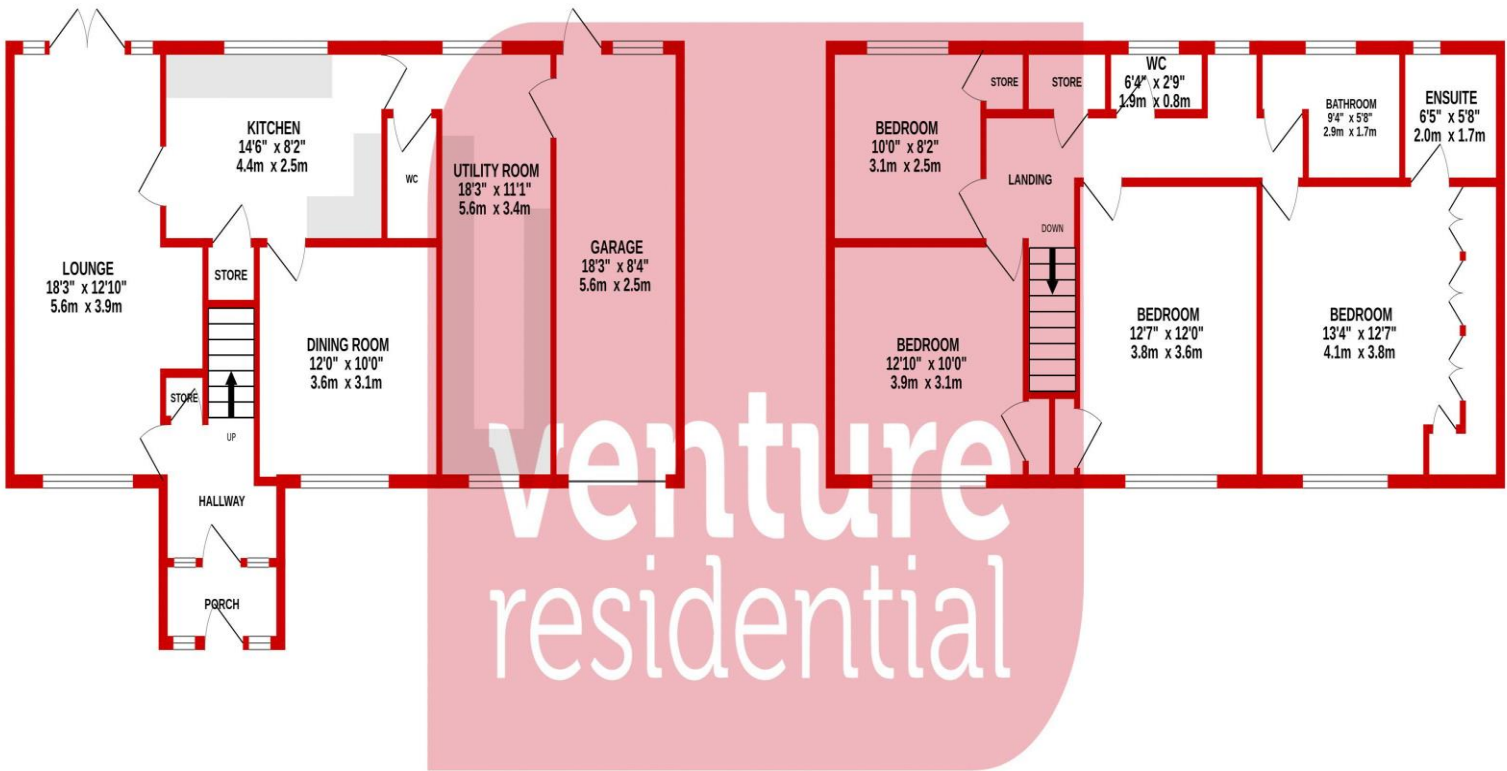
WC

Window to rear aspect, WC and fully tiled walls.



GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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