



## 12 Manton Drive, Luton, LU2 7DH

**\*\*HIGHLY DESIRABLE OLD BEDFORD ROAD LOCATION\*\***

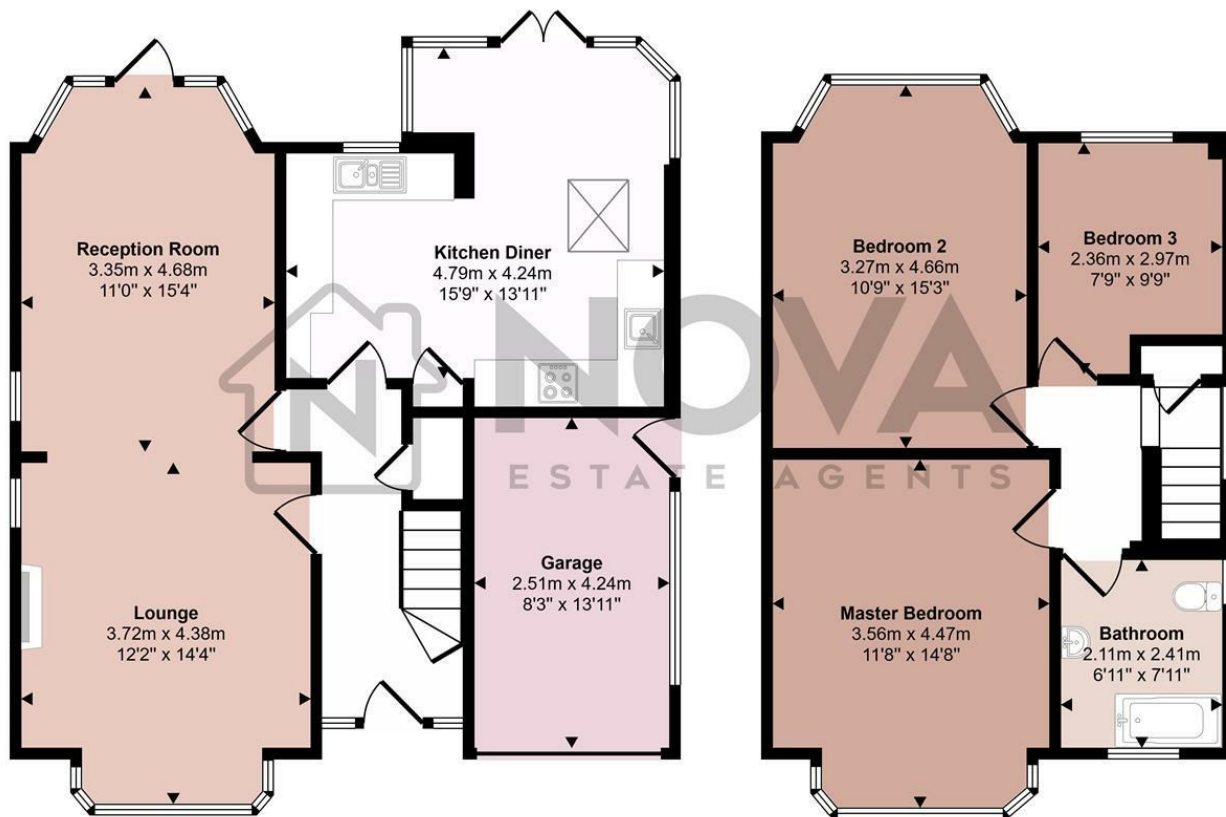
This rarely available detached family home, located in the prestigious Old Bedford Road area offers incredible potential for extension and further development (subject to planning permission). Boasting exceptional kerb appeal this property is an ideal choice for a growing family. The town centre, Luton train station and well regarded primary and secondary schools are all within walking distance.

The ground floor features a charming dual bay-fronted open plan lounge/dining room and an extended kitchen/breakfast area at the rear perfect for entertaining family and friends. A Velux window and patio doors leading to the rear garden flood the space with natural light, creating a bright and airy atmosphere.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Detached Home
- Open Plan Living Room / Diner
- Extended to the Rear
- Driveway and Garage
- Large Garden
- Potential to Further Extend (stpp)
- Popular Location

£575,000

Approx Gross Internal Area  
118 sq m / 1271 sq ft



Ground Floor  
Approx 69 sq m / 746 sq ft

First Floor  
Approx 49 sq m / 525 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>88</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>69</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |