



indigo
residential



46 Manton Drive, Luton

Luton

In Excess of £550,000

46 Manton Drive

Luton

Indigo Residential is delighted to present this impressive four bedroom semi-detached family home, offering generous and versatile accommodation in a highly sought-after location. This traditional bay fronted property welcomes you with a spacious entrance hall, leading to a beautifully appointed lounge featuring elegant window shutters and abundant natural light. The heart of the home is undoubtedly the stunning refitted kitchen/diner, thoughtfully designed with quality finishes, central island, contemporary cabinetry, integrated appliances and bi-folding doors opening to the rear garden making it ideal for both family meals and entertaining. Upstairs, the property continues to impress with four well-proportioned bedrooms, including a master bedroom benefitting from a refitted modern fully tiled en-suite shower room comprising of a walk in shower cubicle, vanity was hand basin and WC. The stunning refitted four piece family bathroom suite showcases both style and practicality, providing a luxurious space for relaxation. Tasteful décor, quality flooring, and window shutters throughout create a cohesive and inviting atmosphere. Offered chain free, this home is perfectly positioned within catchment for excellent local schools and enjoys convenient access to shopping amenities and transport links, making it a superb choice for families seeking both comfort and connectivity.

Externally, the property boasts a generous driveway with space for three cars, ensuring ample off-street parking for residents and guests alike. The front garden is attractively landscaped, enhancing the property's kerb appeal and providing a welcoming first impression. To the rear, a private garden offers a peaceful retreat, with a well-maintained lawn bordered by mature planting and a patio area ideal for al fresco dining or summer gatherings. The outside space is both practical and inviting, catering to a variety of lifestyles, whether you enjoy gardening, entertaining, or simply relaxing outdoors. Secure fencing ensures privacy and safety for children and pets, while the overall layout of the garden allows for easy maintenance. With its combination of stylish interiors and generous outdoor space, this property represents an exceptional opportunity for those seeking a forever family home in a desirable location.

- INDIGO RESIDENTIAL
- Traditionanal Bay Fronted Family Home



Entrance Hall

Living Room

15' 4" x 12' 0" (4.67m x 3.67m)

Kitchen/Diner

29' 8" x 19' 11" (9.03m x 6.07m)

Bedroom One

15' 6" x 12' 11" (4.72m x 3.94m)

En-Suite

7' 4" x 6' 6" (2.23m x 1.98m)

Bedroom Two

13' 11" x 11' 0" (4.24m x 3.36m)

Bathroom

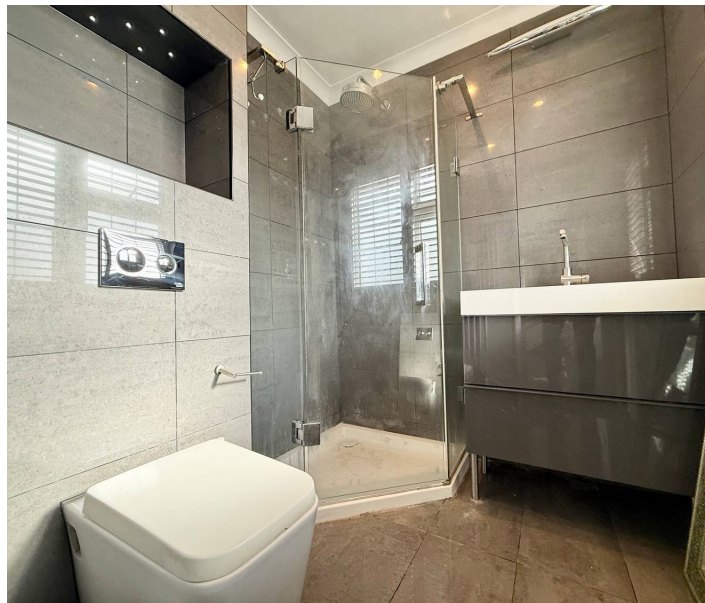
11' 10" x 9' 9" (3.60m x 2.95m)

Bedroom Three

9' 10" x 9' 1" (2.99m x 2.78m)

Bedroom Four

13' 2" x 7' 5" (4.01m x 2.27m)



GROUND FLOOR

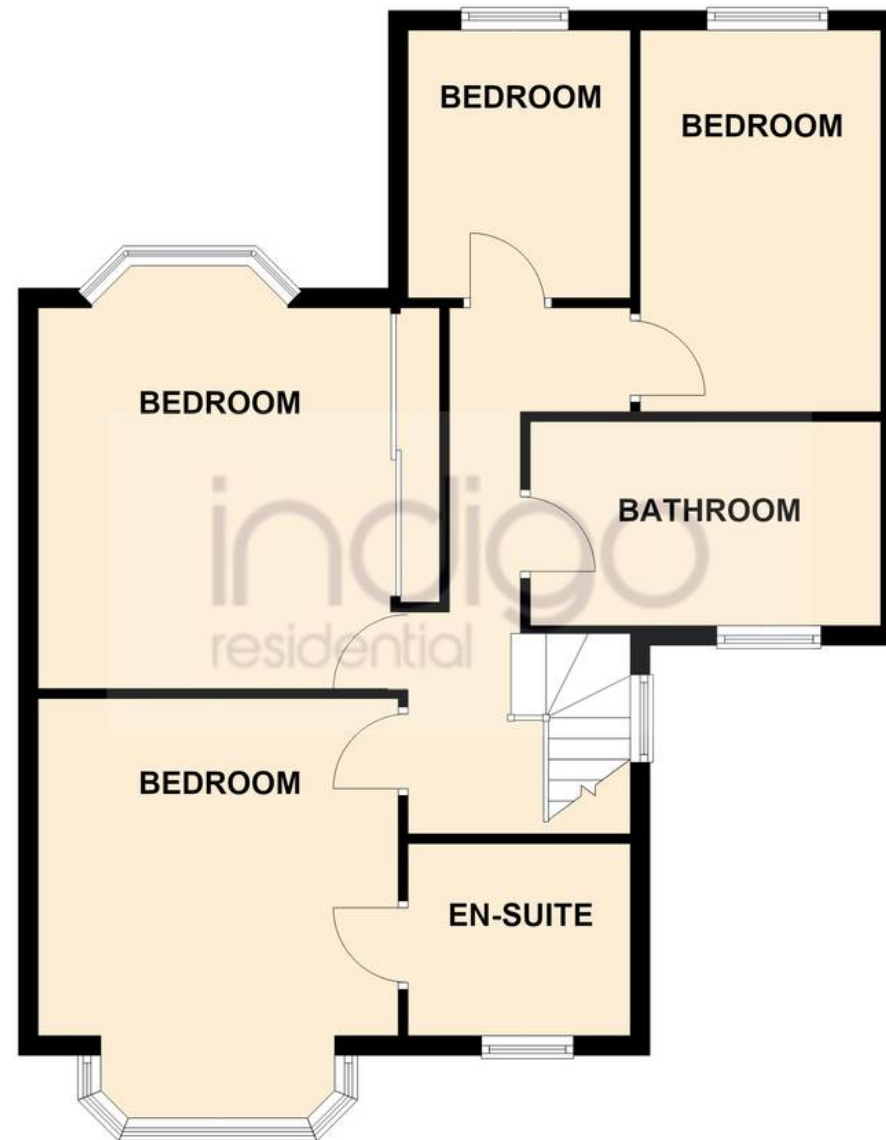
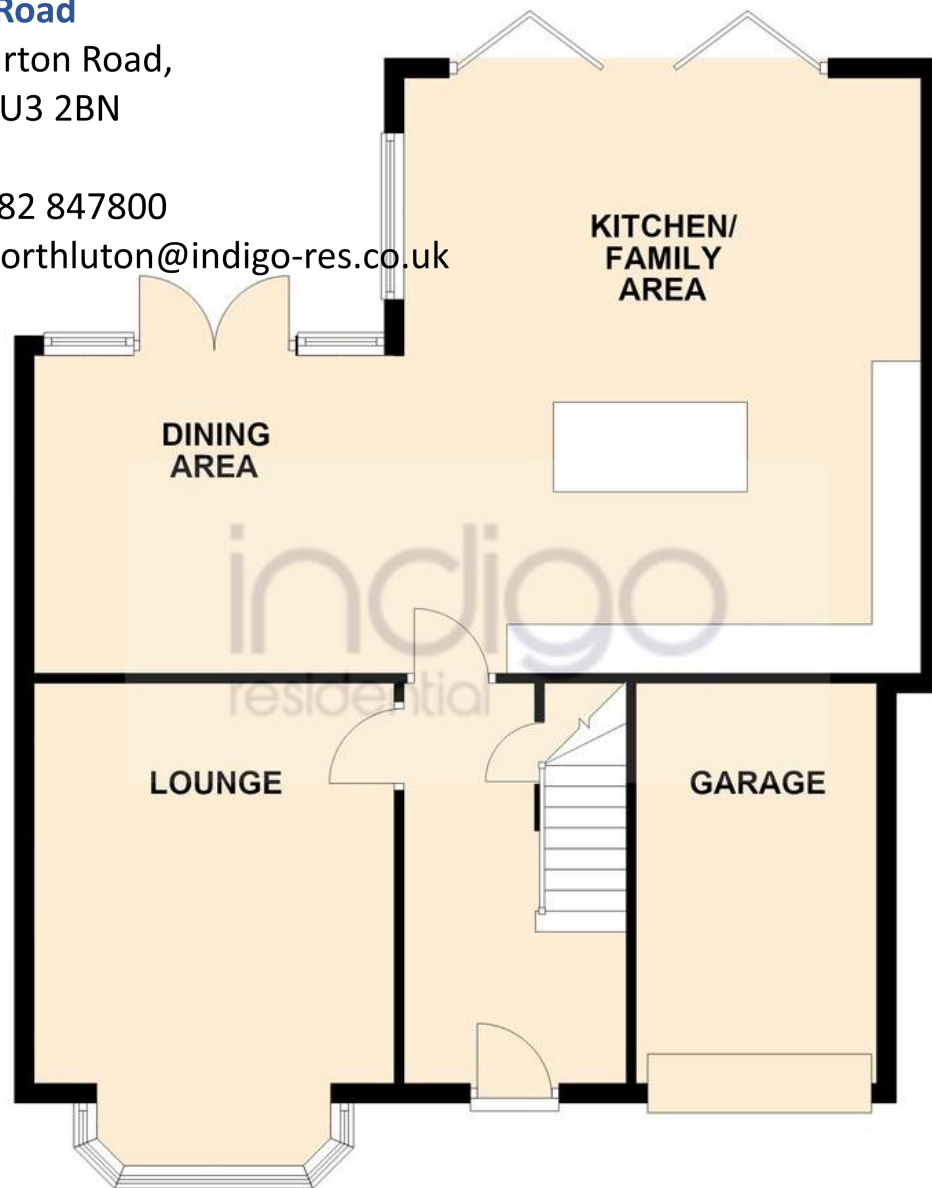
FIRST FLOOR

Barton Road

197B Barton Road,
Luton, LU3 2BN

Tel: 01582 847800

Email: northluton@indigo-res.co.uk



TOTAL AREA: APPROX. 151.3 SQ. METRES (1628.2 SQ. FEET)

This floorplan has been created for guidance purposes only
Plan produced using PlanUp.