



30 Mansfield Road, Luton, LU4 8NA

**Offers In The Region Of £375,000**

Benjamin Stevens are proud to present this three bedroom end of terrace property on Mansfield Road LU4, close to local amenities and public transport

The property comprises of two receptions, three double bedrooms, kitchen and family bathroom.

Features include high ceilings, potential to extent (STPP)

Call vendors sole agent, Benjamin Stevens now

**External**

Side access through to the rear garden

**Hallway**

Doors leaning to all rooms, stairs leading upstairs, laid to carpet

**Reception One 12'8" x 13'9" (3.87 x 4.21)**



Bay window to front aspect, laid to carpet and fireplace

**Kitchen 11'0" x 12'5" (3.36 x 3.79)**



Range of wall and base units, 1/2 stainless steel sink with drainer board and mixer tap, integrated fridge/freezer, plumbed for was in machine, fully tiled, frosted window to side access and door leading to rear garden

**Kitchen Alternate View 11'0"x.12'5" (3.36x.3.79)**



**Reception Two 11'8" x 23'1" (3.58 x 7.04)**



Window to side aspect, double doors leading to rear garden, laid to carpet and fireplace

**Reception Two Alternate View 11'8" x 23'1" (3.58 x 7.04)**



**Bedroom One 17'3" x 13'9" (5.26 x 4.21)**



Bay window to front aspect, laid to carpet

**Bedroom One Alternate View 17'3" x 13'9" (5.26 x 4.21)**



**Bedroom Two 11'4" x 12'10" (3.47 x 3.92)**

Window to rear aspect, built in storage, laid to carpet and feature fireplace

**Bedroom Three 12'2" x 12'4" (3.71 x 3.76)**



Double doors leading to balcony

**Bathroom 7'7" x 7'8" (2.32 x 2.34)**



Panelled bath with shower attachment and mixer tap, wall attached pedestal sink with separate taps, low level W/C, tiled walls, wood effect flooring and a frosted window to side aspect

**Garden**



**Garden Alternate View**



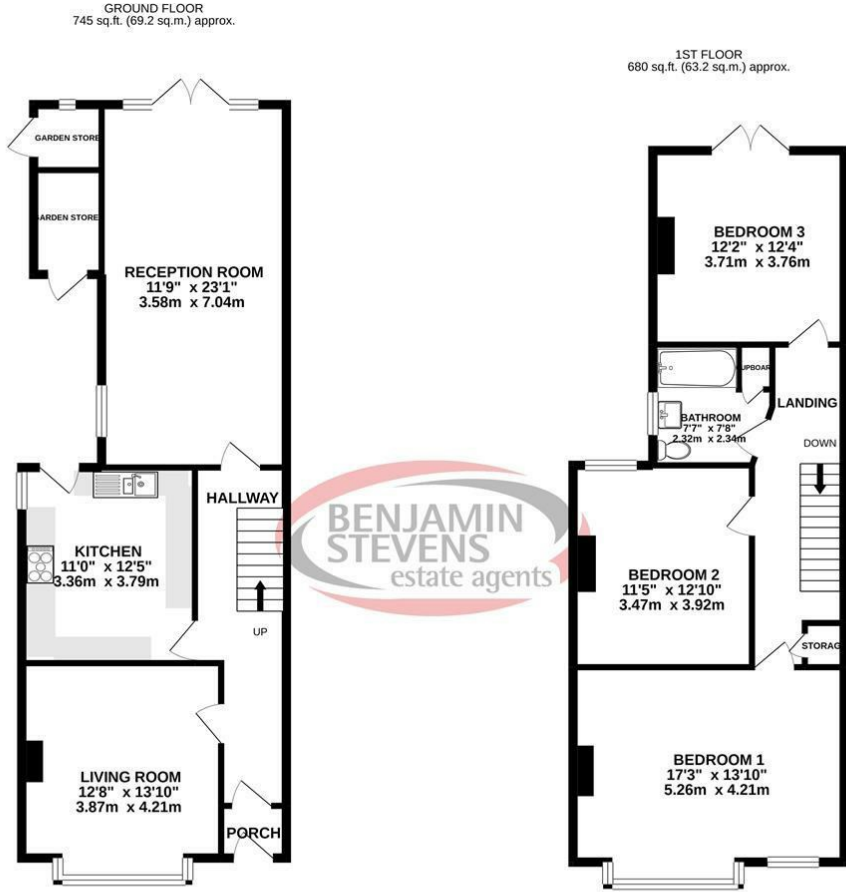
**Rear Aspect**



**Garages**



# Floor Plan

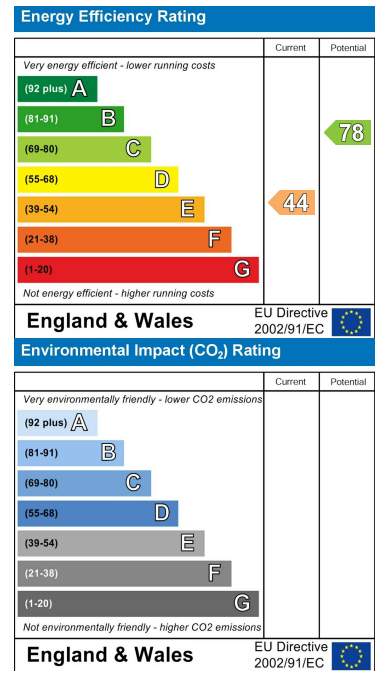


TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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# Area Map



# Energy Efficiency Graph



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