



## 5 Mallard Gardens, Luton, LU3 2LJ

Nova are pleased to present for sale this well maintained two bedroom semi-detached home, ideally situated in a highly sought after cul-de-sac in Leagrave.

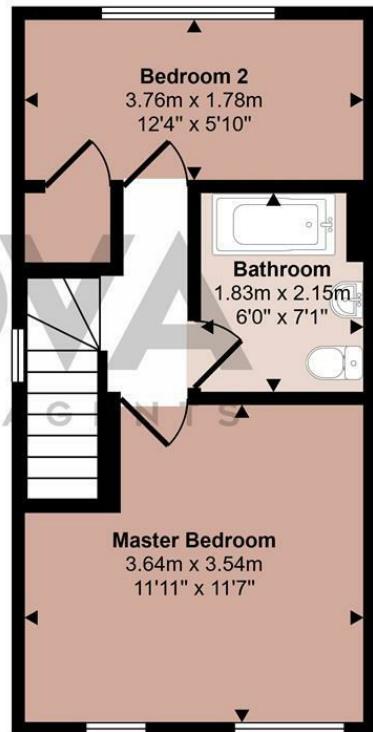
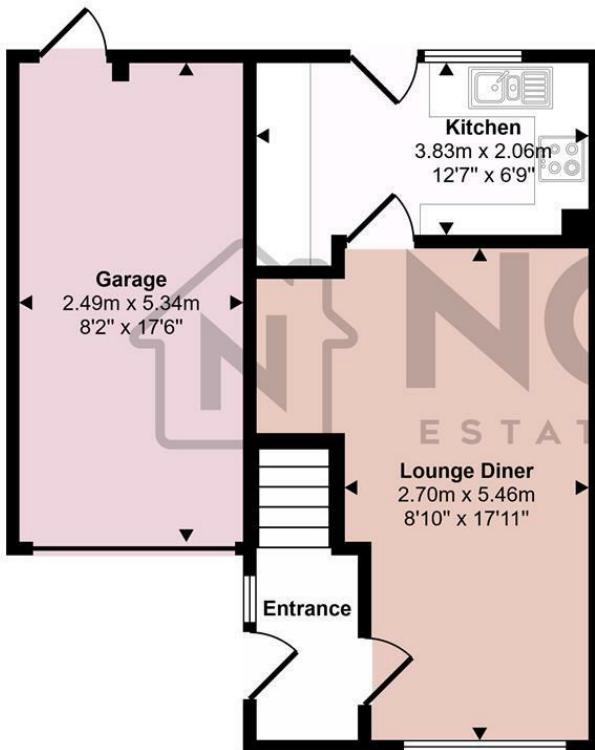
Internally, the accommodation comprises an entrance hall, a bright living room and a brand-new fitted kitchen with space for appliances. To the first floor are two well proportioned bedrooms and a fitted bathroom suite. Externally, the property benefits from both front and rear gardens, along with a garage and driveway. Gas-fired central heating provides efficient and economical warmth throughout.

Conveniently located approximately one mile from Leagrave mainline station, the property offers direct links into London, making it an excellent choice for commuters. A wide range of local amenities are close by, including shops, supermarkets and bus routes, while nearby schools are well regarded, with Icknield Primary and Secondary commonly attended.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- 2 Bedroom Semi-Detached Home
- Brand New Kitchen
- Driveway and Garage
- Spacious Bedrooms
- Within 1 Mile of Leagrave Station
- Chain Free!

£300,000

Approx Gross Internal Area  
71 sq m / 769 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	