

Stanton Road | Luton



## Monthly Rental Of £1,295

This three/four bedroom detached bungalow is set in one of the most sought after areas of Luton due to its close proximity to the Luton and Dunstable Hospital. With plenty of off road parking, a large rear garden and spacious living accommodation this home won't stay around for long. Call today to arrange a viewing, 01582 249155.

01582 249155

[www.venture-residential.co.uk](http://www.venture-residential.co.uk)

## Description

This three/four bedroom bungalow is perfectly placed for an easy commute to the Luton and Dunstable hospital as well as the M1. Immaculately presented this home offers spacious living accommodation across two floors and benefits from a family bathroom and separate shower room.

Briefly comprising of; Entrance Hallway, Living Room, Bedroom four, Conservatory, Downstairs Bathroom, Kitchen/Diner, Utility room, Shower Room, Three Bedrooms, Single Garage and outside storage.

## Ground floor

### Entrance Hall 12' 10" x 8' 2" (3.9m x 2.5m)

Tiled flooring, Radiator, Stairs to first floor, Under stairs storage

### Living Room 18' 1" x 13' 5" (5.5m x 4.1m)

Carpet flooring, Two radiators, Electric fireplace, Double glazed window to front, Two double glazed windows to side.

### Dining Room 11' 10" x 14' 9" (3.6m x 4.5m)

Laminate flooring, Radiator, Two double glazed windows to front and side, Double glazed sliding door to conservatory.

### Conservatory 10' 6" x 11' 10" (3.2m x 3.6m)

Brick built conservatory with double glazed windows surround, Glass roof, Double glazed patio door to rear garden, Vinyl flooring.

### Downstairs Bathroom 4' 7" x 7' 10" (1.4m x 2.4m)

Tiled flooring, Chrome towel rail, Low level WC, Wash hand basin, Frosted double glazed window to side, Shave points.

### Kitchen/Diner 14' 9" x 8' 10" (4.5m x 2.7m)

Tiled flooring, 1.5 stainless steel sink/drain, Base and wall units, Four ring gas hob/oven, Space for fridge freezer, Radiator, Two double glazed windows to rear and side.

### Utility room 4' 7" x 2' 4" (1.4m x 0.7m)

Washing machine, Combi boiler.

### Shower Room 2' 7" x 7' 3" (0.8m x 2.2m)

Square shower with mixer taps, Wash hand basin, Low level WC, Chrome towel rail, Radiator, Extractor, Tiled flooring and walls.



## First floor

### First Floor Landing

### Bedroom One 12' 2" x 14' 1" (3.7m x 4.3m)

Laminate flooring, Radiator, Double glazed window to front, Two eves storage

### Bedroom Two 12' 2" x 15' 5" (3.7m x 4.7m)

Laminate flooring, Radiator, Double glazed window to rear, Two eves storage

### Bedroom Three 9' 2" x 4' 7" (2.8m x 1.4m)

Carpet flooring, Radiator, Double glazed window to side.

### Garage 8' 2" x 17' 5" (2.5m x 5.3m)

Electrics, Single glazed window to rear.



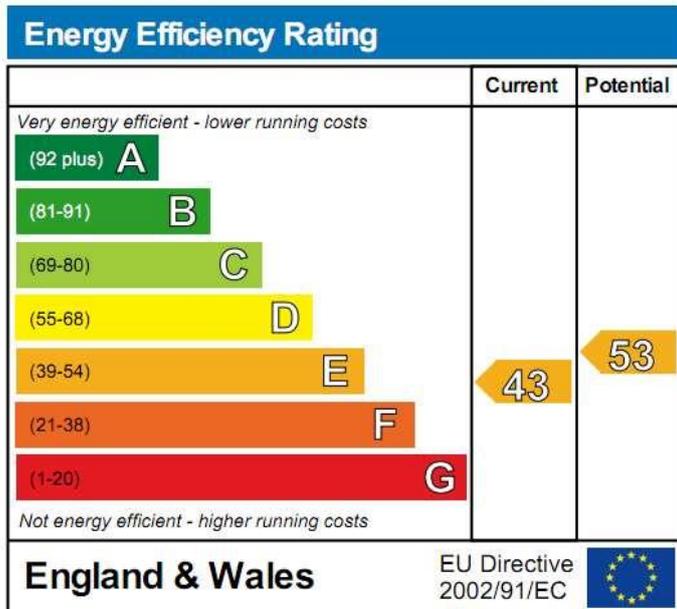
# Energy Performance Certificate



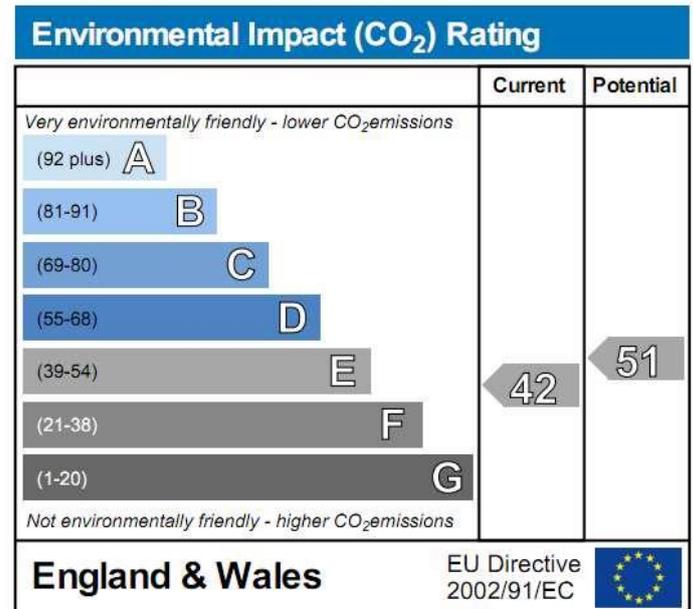
3, Stanton Road  
LUTON  
LU4 0BH

Dwelling type: Detached house  
Date of assessment: 04 September 2011  
Date of certificate: 27 September 2011  
Reference number: 0689-2893-6712-9829-0371  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 121 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	330 kWh/m <sup>2</sup> per year	265 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.6 tonnes per year	6.1 tonnes per year
Lighting	£124 per year	£62 per year
Heating	£1338 per year	£1139 per year
Hot water	£111 per year	£92 per year

### You could save up to £280 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.