



**23 Kershaw Close, Luton, Bedfordshire, LU3 4AT**  
**Offers in the region of £365,000**

- EXCLUSIVE TO PR PROPERTY SALES
- CONSERVATORY
- LOVELY FAMILY BATHROOM
- CORNOR PLOT.

- GREAT FAMILY HOME
- UTILITY ROOM
- LOTS OFF ON DRIVE PARKING

- KITCHEN / DINER
- 3 LARGE BEDROOMS
- WELL PRESENTED THROUGH OUT

**\*\* EXCLUSIVE TO PR PROPERTY SALES \*\* FABULOUS FAMILY HOME \*\* EXCELLENT CONDITION \*\* 3 LARGE BEDROOMS \*\* CONSERVATORY \*\* UTILITY ROOM \*\*** This delightful home benefits from accommodation comprising entrance hall, lounge, kitchen / diner, utility room, conservatory, WC, 3 generous bedrooms,, family bathroom, gas central heating, double glazed window, ample on drive parking and great garden.

## GROUND FLOOR

### ENTRANCE HALL

**LOUNGE 15'1" X 10'8" (4.61M X 3.24M)**

**KITCHEN/DINER 8'6" X 19'2" (2.60M X 5.83M)**

**CONSERVATORY 7'10" X 9'4" (2.38M X 2.84M)**

### WC

**UTILITY AREA 6'11" X 8'2" (2.10M X 2.49M)**

**GARAGE 8'0 \* 8'10 (2.44M \* 2.69M)**

## FIRST FLOOR

### LANDING

Window to side, door to Storage cupboard, door to:

**BEDROOM 1 13'0" X 10'8" (3.96M X 3.24M)**

**BEDROOM 2 11'0" X 10'8" (3.35M X 3.24M)**

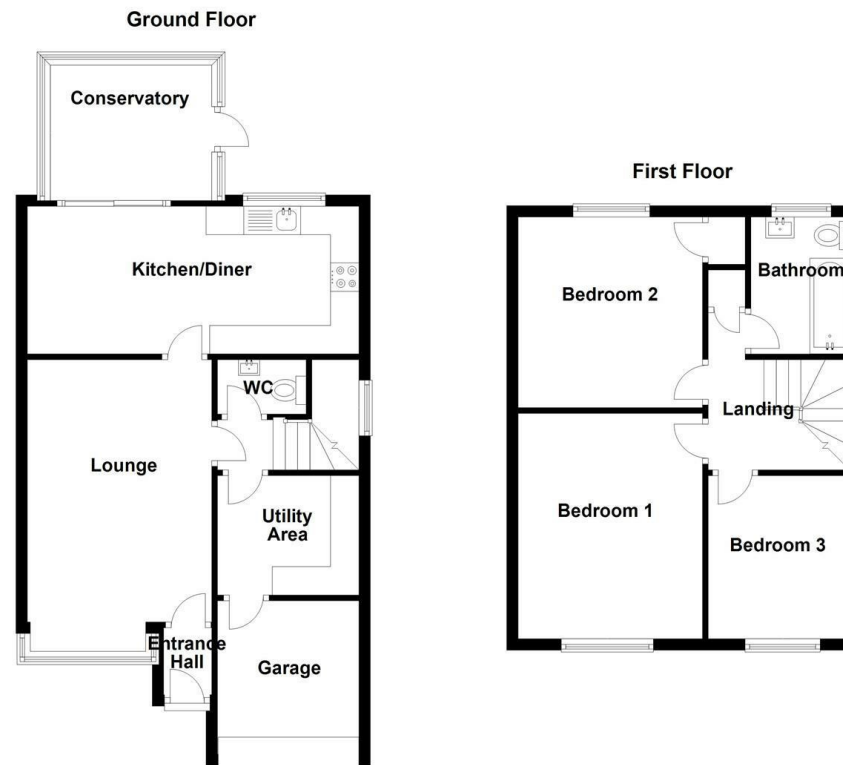
**BEDROOM 3 9'5" X 8'3" (2.87M X 2.51M)**

### BATHROOM

### OUTSIDE

### REAR GARDEN

**FRONT GARDEN & AMPLE OFF ROAD PARKING ON DRIVE**



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 89        |
| (81-91)                                     | B | 81                      |           |
| (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 |           |