



24 Rodney Close, Luton, Bedfordshire, LU4 0QU  
£290,000

- CHAIN FREE
- LARGE REAR GARDEN
- CLOSE TO LEAGRAVE AND M1
- MUST BE VIEWED

- QUIET CLOSE LOCATION
- MODERN KITCHEN AND BATHROOM
- TWO DOUBLE BEDROOMS

- LARGE DRIVEWAY PARKING
- CONSERVATORY
- OPEN PLAN LIVING

\*\*\* EXCLUSIVE TO PR PROPERTY SALES \*\*\* SPACIOUS 2 BEDROOM SEMI DETACHED \*\*\* CHAIN FREE \*\*\* LARGE DRIVEWAY PARKING FOR MULTIPLE VEHICLES \*\*\* LARGE OPEN PLAN LIVING SPACE \*\*\* MODERN KITCHEN AND BATHROOM \*\*\* CONSERVATORY \*\*\* LARGE PRIVATE REAR GARDEN, WITH PATIO & OUTBUILDINGS \*\*\* TWO DOUBLE BEDROOMS \*\*\* CLOSE TO LEAGRAVE STATION \*\*\* CLOSE TO M1 AND L&D HOSPITAL \*\*\* BTL POTENTIAL £1400PCM \*\*\* MUST BE VIEWED \*\*\*

This property benefits from accommodation comprising of porch, entrance hall, lounge diner, kitchen, conservatory, landing, two double bedrooms, family bathroom, large private rear garden and large front driveway.

### ENTRANCE HALL

**LOUNGE/DINER 18'10" X 11'1" (5.74M X 3.39M)**

**CONSERVATORY 9'10 \* 8'3 (3.00M \* 2.51M)**

**KITCHEN 10'6" X 7'5" (3.20M X 2.27M)**

### LANDING

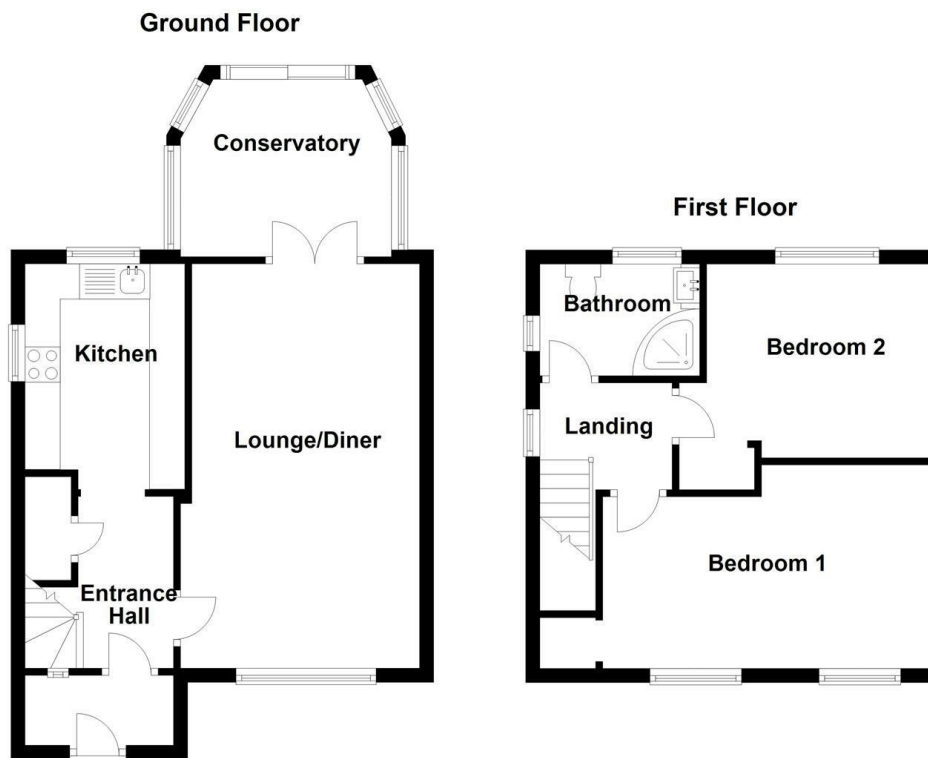
**BEDROOM 1 9'6" X 15'7" (2.89M X 4.75M)**

**BEDROOM 2 9'0" X 11'11" (2.75M X 3.62M)**

### BATHROOM

### OUTSIDE

### REAR GARDEN



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		66	80
		EU Directive 2002/91/EC	