



4 School Lane, Luton, LU4 9QS
Offers in the region of £370,000



- PR PROPERTY SALES
- MODERN & STYLISH BATHROOMS
- EN SUITE TO MAIN BEDROOM
- GREAT ACCESS TO M1 MOTORWAY

- A LUXURY NEW DEVELOPMENT OF JUST 5 HOUSES
- WALK TO LEAGRAVE THAMESLINK STATION
- PARKING
- FULLY INTEGRATED KITCHENS
- CLOSE TO SCHOOLS
- LOCATED IN QUIET CLOSE

**** PR PROPERTY SALES ** NEW BUILD ** JUST 5 LUXURY HOUSES ** MODERN & STYLISH DESIGN ** IMPRESSIVE FULLY INTERGRATED KITCHEN ** UNDER FLOOR HEATING ** PRIVATE GARDEN ** LOCATED WITHIN EASY WALKING DISTQANCE OF TRAIN STATION ** 10 YEAR BUILD INSURANCE ** This impressive property benefits from accommodation comprising entrance hall, guest cloakroom, large fully fitted kitchen open to dining room, bright and spacious living room, 3 generous bedrooms, en suite to main bedroom, great family bathroom, private garden and parking for 2 cars. The development is located 0.2 miles from Leagrave train station and 1.1 mile from the M1 Motorway.**

GROUND FLOOR

ENTRANCE HALL

WC

LIVING ROOM 14'2" X 13'2" (4.32M X 4.02M)

KITCHEN/DINING ROOM 3'11" X 9'10" (1.19M X 2.99M)

FIRST FLOOR

LANDING

BEDROOM 2 10'11" X 13'2" (3.34M X 4.02M)

BEDROOM 3 6'7" X 13'2" (2.00M X 4.02M)

BATHROOM 9'5" X 6'0" (2.87M X 1.83M)

SECOND FLOOR

BEDROOM 1 14'5" X 13'2" (4.40M X 4.02M)

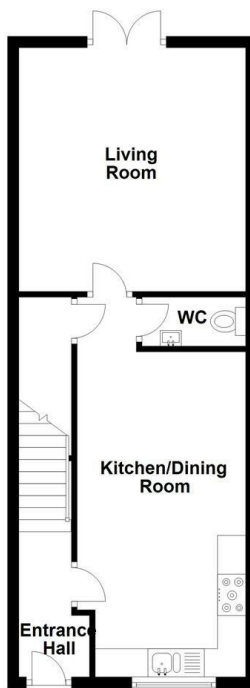
EN-SUITE SHOWER ROOM

OUTSIDE

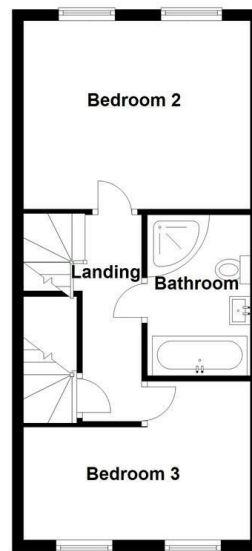
PRIVATE REAR GARDEN

ON DRIVE PARKING TO FRONT

Ground Floor
Approx. 44.8 sq. metres (482.6 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.5 sq. feet)



Second Floor
Approx. 25.9 sq. metres (278.3 sq. feet)



Total area: approx. 107.7 sq. metres (1159.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	