



4C School Lane, Luton, LU4 9QS  
£370,000

**PR**   
PROPERTY



- 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)**

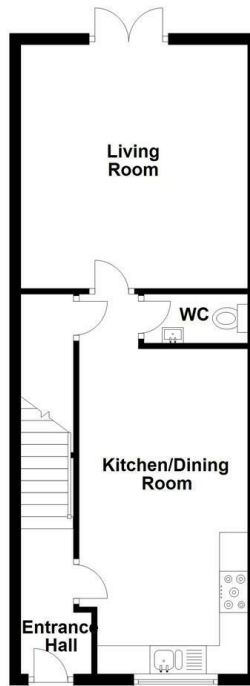
**EN-SUITE SHOWER ROOM**

**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	