



13 Boxgrove Close, Luton, LU2 8HS  
£1,700 PCM





- FABULOUS 3 BEDROOM DETACHED HOUSE
- LUXURY MODERN FINISH
- CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS
- NEWLY REFURBISHED THROUGHOUT
- FITTED KITCHEN INCLUDING WHITE GOODS
- PRIVATE REAR GARDEN
- ON DRIVE PARKING AND GARAGE
- AVAILABLE NOW
- MUST BE VIEWED

\*\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\*\* FABULOUS DETACHED 3 BEDROOM FAMILY HOME \*\*\* NEWLY REFURBISHED THROUGHOUT \*\*\* LUXURY MODERN FINISH \*\*\* TWO SEPARATE RECEPTIONS \*\*\* CONSERVATORY \*\*\* FITTED KITCHEN INCLUDING WHITE GOODS \*\*\* ON DRIVE PARKING AND GARAGE \*\*\* LARGE PRIVATE REAR GARDEN \*\*\* STOPSLEY LOCATION \*\*\* CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS \*\*\* AVAILABLE NOW \*\*\* MUST BE VIEWED \*\*\*

This property benefits from accommodation comprising of reception room, living room, kitchen, conservatory, 3 bedrooms, bathroom, WC, patio area and lawn garden to rear, garage and driveway parking to front.

**RECEPTION 16'05 X 9'06 (5.00M X 2.90M )**

**LIVING ROOM 17'11 X 11'11 (5.46M X 3.63M)**

**KITCHEN 15'08 X 7'10 (4.78M X 2.39M)**

**CONSERVATORY 12'03 X 9'11 (3.73M X 3.02M)**

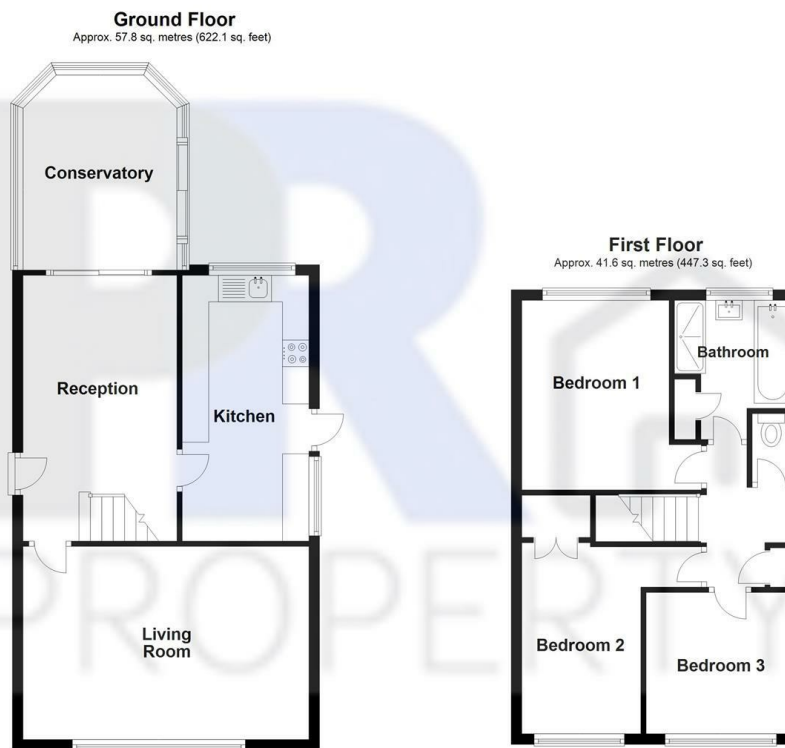
**LANDING**

**BEDROOM ONE 12'00 X 12'08 (3.66M X 3.86M)**

**BEDROOM TWO 12'00 X 11'01 (3.66M X 3.38M)**

**BEDROOM THREE 9'00 X 8'11 (2.74M X 2.72M)**

**BATHROOM**



Total area: approx. 99.4 sq. metres (1069.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	