

PR
PROPERTY

23 Neville Road, Luton, LU3 2JG
£330,000

- Exclusive to PR Property Sales
- Next to Park & lovely green spaces.
- Parking & Garage located at the rear.
- Leagrave train station within walking distance.

- Fabulous Family Home which has been extended
- Bright & Airy Kitchen
- Close to great Schools & Local Amenities

- 3 Generous Bedrooms
- Open plan Dining/Family Room
- M1 Motorway & A6 close by

** Exclusive to PR Property Sales ** NO UPPER CHAIN ** EXTENDED HOME ** GARAGE & PARKING TO REAR ** CLOSE TO PARK & GREEN SPACES ** GREAT LINKS TO M1 MOTORWAY & A6 **

This very spacious house benefits from accommodation comprising entrance hall, living room, large open plan dining / family room which opens into kitchen. Upstairs you have 3 generous bedrooms and family bathroom.

Outside the property has a private rear garden, garage and parking.

Families will also appreciate the excellent schools located nearby, the close proximity to a lovely park and lots of Amenities.

ENTRANCE PORCH

Door.

ENTRANCE HALL

Radiator, Karndean flooring, door to:

LIVING ROOM 13'1" X 11'0" (3.99 X 3.35)

Double glazed window to front, radiator, fitted carpet, small meter cupboard..

DINING / FAMILY ROOM 16'4" X 13'2" MAX (4.98 X 4.01 MAX)

Radiator, Karndean flooring, under stairs cupboard, open plan to:

KITCHEN

Fitted with a matching range of base units and cupboards with wooden worktops over. Twin bowl butler sinks and mixer taps, integrated fridge, space for washing machine, fitted gas hob and electric oven, double glazed windows to rear, door to garden

LANDING

Radiator, fitted carpet, door to:

BEDROOM 1 12'10" X 10'4" (3.91 X 3.15)

Double glazed window to rear, radiator, laminate flooring.

BEDROOM 2 10'11" X 9'4" (3.33 X 2.84)

Double glazed window to front, radiator, laminate flooring.

BEDROOM 3 13'11" X 6'7" (4.24 X 2.01)

Double glazed window to front, radiator, laminate flooring.

BATHROOM

Fitted with three piece suite comprising deep bath with shower attachment over, pedestal wash hand basin and close coupled WC, heated towel rail, double glazed window to rear, radiator, tiled flooring.

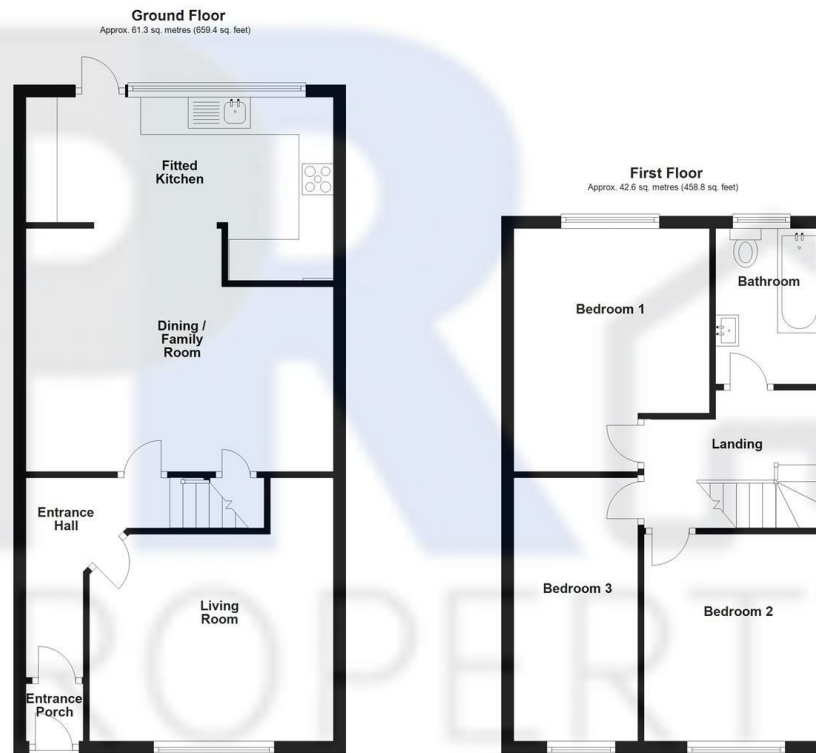
OUTSIDE

REAR GARDEN

Paved patio, mainly laid to lawn, timber garden shed, gated parking area, access to garage.

TO FRONT

Flower and shrub borders



Total area: approx. 103.9 sq. metres (1118.2 sq. feet)

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		EU Directive 2002/91/EC