



48 Leyhill Drive, Luton, LU1 5QA
£350,000



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**** Exclusive to PR Property Sales ** No Upper Chain ** Freehold ** Located in Quiet Close ** This lovely home is being offered for sale with no onward chain. The property benefits from accommodation comprising enclosed porch, entrance hall, Living / dining room, Kitchen, 3 generous bedrooms, family bathroom, gas central heating and double glazed windows. Outside you benefit from beautifully maintained front & rear gardens, garage, and on drive parking.**

GROUND FLOOR

PORCH

ENTRANCE HALL

LIVING / DINING ROOM 23'8" X 11'3" (7.21M X 3.43M)

KITCHEN 10'0" X 7'11" (3.04M X 2.42M)

FIRST FLOOR

LANDING

BEDROOM 1 11'7" X 11'5" (3.53M X 3.47M)

BEDROOM 2 10'0" X 11'5" (3.05M X 3.47M)

BEDROOM 3 8'1" X 7'11" (2.46M X 2.42M)

BATHROOM

OUTSIDE

GARAGE 24'8" X 7'7" (7.52M X 2.31M)

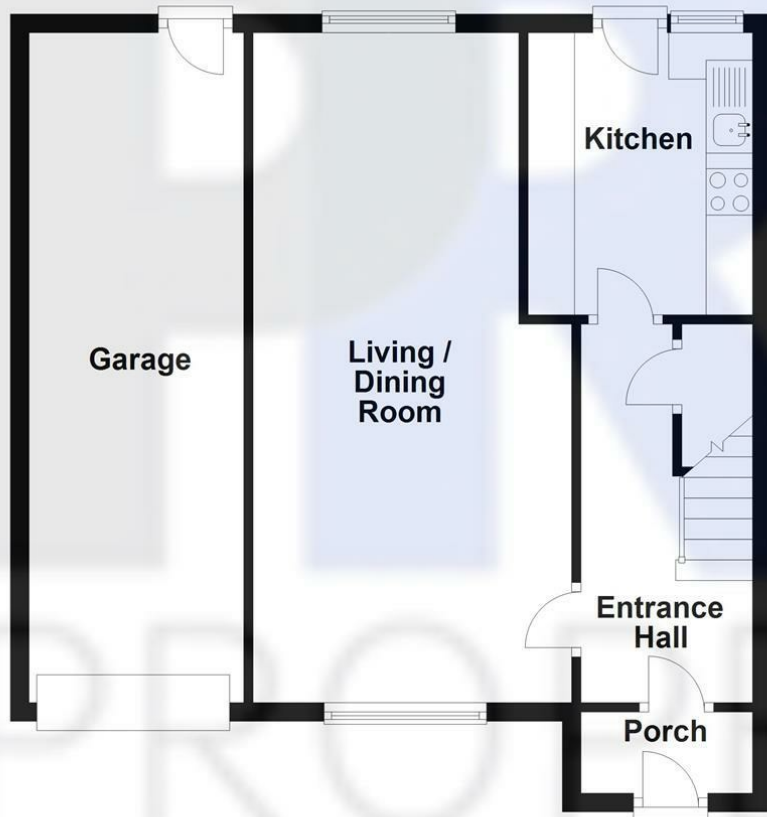
PRIVATE REAR GARDEN

DRIVE & SMALL GARDEN TO FRONT



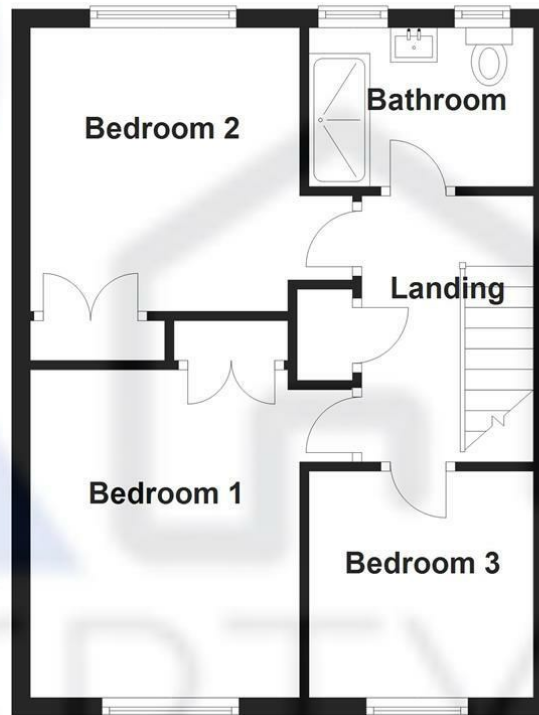
Ground Floor

Approx. 62.8 sq. metres (675.7 sq. feet)

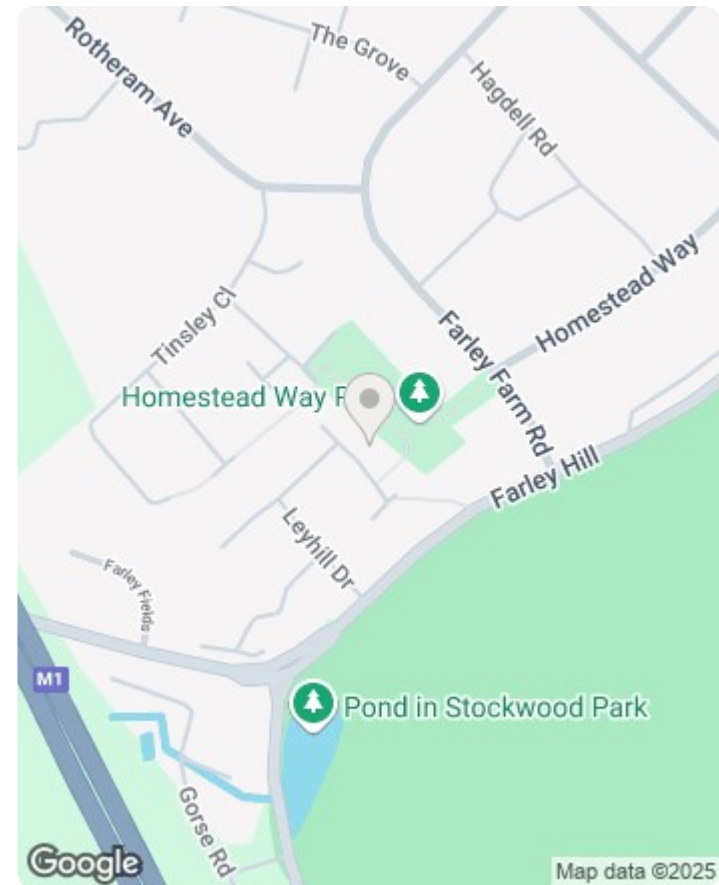


First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 101.9 sq. metres (1096.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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	

