

PR PROPERTY

44 Coltsfoot Green, Luton, LU4 0XN
£1,400 PCM

- Two bedrooms
- Convenient location in Luton
- Close to M1
- Suitable for professionals
- Easy access to amenities
- Close to Station
- Dedicated parking space
- Quiet residential neighbourhood
- Available June 2025

Discover this well-positioned two-bedroom rental in Coltsfoot Green, Luton, ideal for those seeking comfortable living with the convenience of parking. The property offers a practical layout that perfectly suits professionals or couples. Accommodation comprises two good sized bedrooms, a welcoming living area, and a kitchen designed for everyday ease. Residents will appreciate having dedicated parking, a highly sought-after feature in the area. Coltsfoot Green is known for its accessible location, offering straightforward links to local amenities and transport routes. Whether you're commuting or enjoying local shops, this home provides a balanced lifestyle.

GROUND FLOOR

ENTRANCE HALL

LOUNGE 14'7" X 13'2" (4.45 X 4.02)

KITCHEN / DINER 13'2" X 10'3" (4.02 X 3.12)

FIRST FLOOR

LANDING

BEDROOM 1 12'7" X 9'10" (3.84 X 2.99)

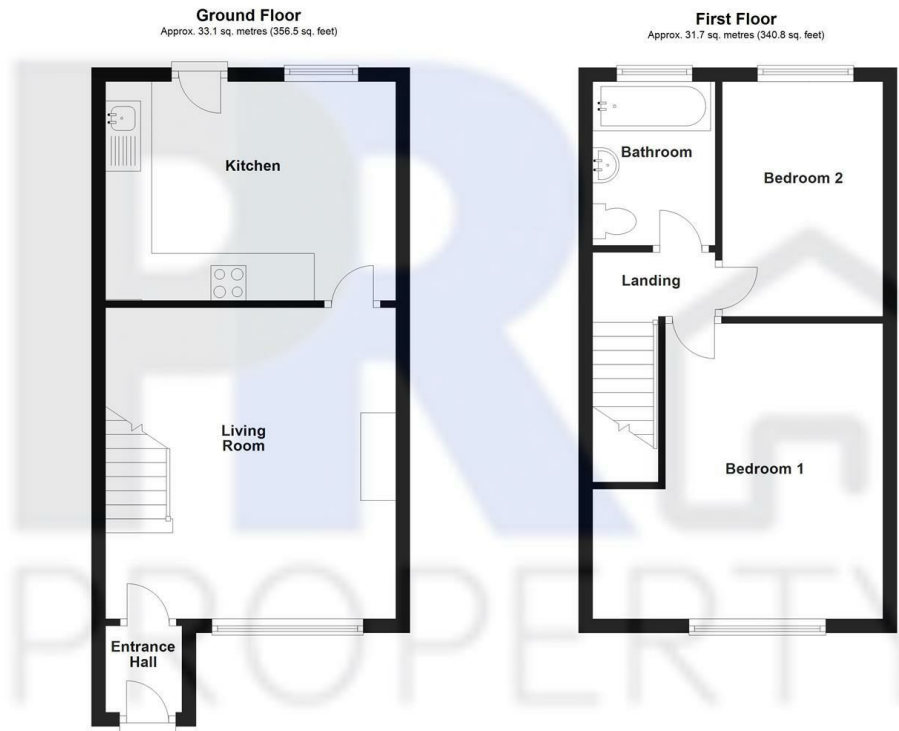
BEDROOM 2 9'9" X 6'8" (2.98 X 2.04)

BATHROOM

OUTSIDE

REAR GARDEN

TO FRONT



Total area: approx. 64.8 sq. metres (697.3 sq. feet)
44 Coltsfoot Green

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		61
(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