



PR
PROPERTY

57 Whitwell Close, Luton, LU3 4BT
£1,650 PCM

- EXCLUSIVE TO PR PROPERTY LETTINGS
- ON DRIVE PARKING
- AVAILABLE JUNE 2025
- 3 BEDROOMS
- BARTON HILLS LOCATION
- GAS CENTRAL HEATING
- LARGE OPEN PLAN LIVING SPACE
- PRIVATE REAR GARDEN
- MUST BE VIEWED

*** EXCLUSIVE TO PR PROPERTY LETTINGS *** SPACIOUS 3 BEDROOM SEMI DETACHED *** LARGE OPEN PLAN LIVING SPACE *** ON DRIVE PARKING FOR MULTIPLE VEHICLES *** PRIVATE REAR GARDEN *** DOWNSTAIRS WC *** CONSERVATORY *** BARTON HILLS LOCATION *** GAS CENTRAL HEATING *** AVAILABLE JUNE 2025 *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance hall, WC, living room, dining area, kitchen, conservatory, 3 bedrooms, family bathroom and front and back gardens.

ENTRANCE HALL

WC

LIVING ROOM 16'04 X 14'04 (4.98M X 4.37M)

DINING AREA 8'11 X 8'00 (2.72M X 2.44M)

KITCHEN 8'10 X 7'09 (2.69M X 2.36M)

CONSERVATORY 7'09 X 7'08 (2.36M X 2.34M)

LANDING

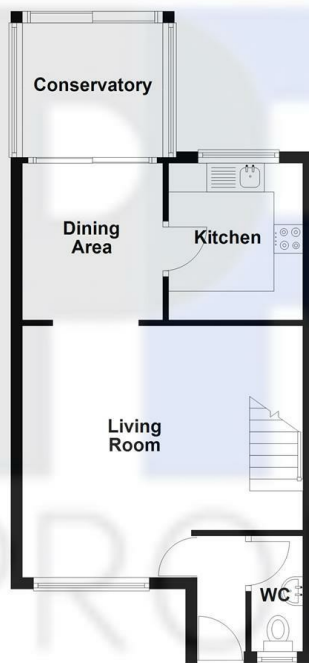
BEDROOM ONE 14'03 X 8'08 (4.34M X 2.64M)

BEDROOM TWO 9'11 X 9'02 (3.02M X 2.79M)

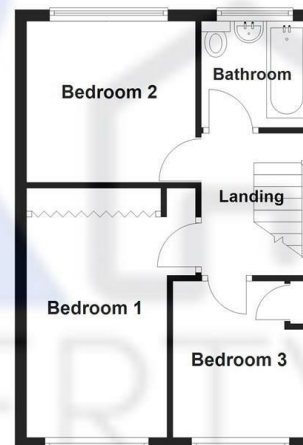
BEDROOM THREE 8'11 X 7'05 (2.72M X 2.26M)

FAMILY BATHROOM

Ground Floor
Approx. 43.1 sq. metres (464.2 sq. feet)



First Floor
Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.7 sq. feet)
57 Whitwell Close, Luton

| 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 |