



**PR**  
PROPERTY

**5 Monton Close, Luton, LU3 2TQ**  
**Asking price £310,000**

- Exclusive to PR Property
- Oversized Garage
- Convenient bus routes nearby
- Ideal for comfortable, accessible living

- Chain Free
- Ample off-road driveway parking
- Near Leagrave Train station

- Two double bedrooms
- Close to local shops
- Situated in the Limbury area

Exclusive to PR Property This delightful two-bedroom semi-detached bungalow offers a comfortable living space. The property benefits from two double bedrooms, large living room, kitchen and bathroom. Outside the property is complemented by an oversized garage, ideal for storage or additional parking, and on drive parking for 3 cars. Its location is particularly appealing with close proximity to local shops, regular bus routes, and Leagrave station, and is located in a quiet close.

## GROUND FLOOR

### ENTRANCE HALL

**LIVING ROOM 14'8" X 10'11" (4.48M X 3.33M)**

**KITCHEN 10'11" X 8'10" (3.33M X 2.68M)**

**BEDROOM 1 12'6" X 10'11" (3.81M X 3.33M)**

**BEDROOM 2 9'4" X 11'11" (2.84M X 3.63M)**

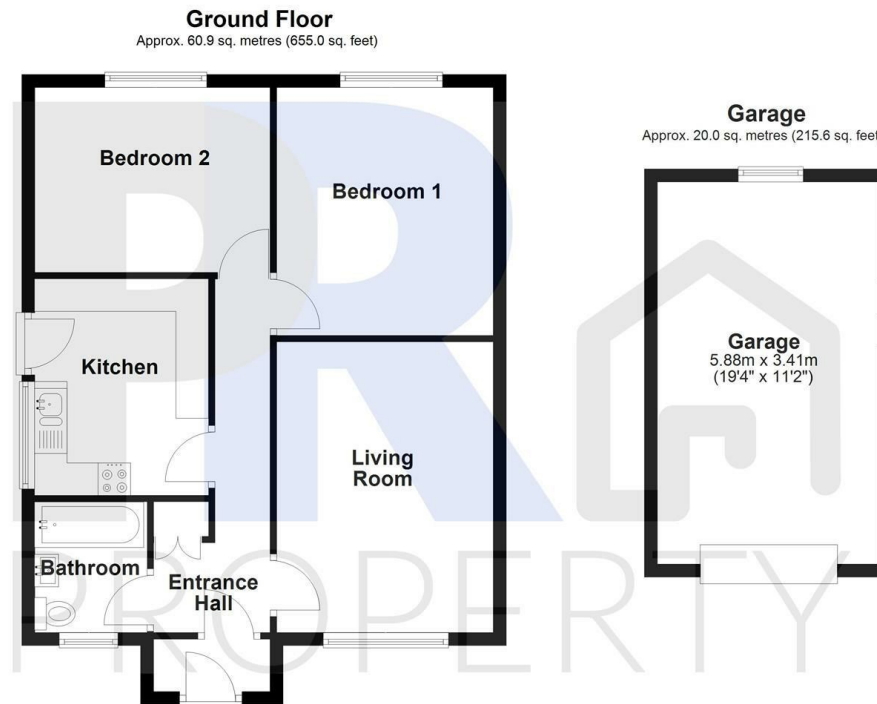
### BATHROOM

### OUTSIDE

### REAR GARDEN

**GARAGE 19'3" X 11'2" (5.88M X 3.41M)**

**ON DRIVE PARKING TO FRONT AND SIDE OF PROPERTY**



Total area: approx. 80.9 sq. metres (870.6 sq. feet)

**55 Monton Close**

| Energy Efficiency Rating                    |   | Current                 | Potential                                                                             |
|---------------------------------------------|---|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                         |                                                                                       |
| (92 plus)                                   | A |                         | 87                                                                                    |
| (81-91)                                     | B |                         |                                                                                       |
| (69-80)                                     | C | 69                      |                                                                                       |
| (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 |  |