



**PR**   
PROPERTY

81 Marsom Grove, Luton, LU3 4BQ  
£1,600



- EXCLUSIVE TO PR PROPERTY LETTINGS
- GARAGE
- GREAT LOCATION
- LUXURY MODERN FINISH THROUGHOUT
- AMPLE ON DRIVE PARKING
- EASY ACCESS TO TRANSPORT LINKS
- STUNNING OPEN PLAN KITCHEN WITH VAULTED CEILING
- CLOSE TO SCHOOLS AND AMENITIES
- AVAILABLE DECEMBER 2025

**\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\* AVAILABLE TO LET DECEMBER 2025 \*\* FABULOUS OPEN PLAN KITCHEN TO DINING ROOM \*\* MODERN & STYLISH THROUGHOUT \*\* BARTON HILLS LOCATION \*\*\* CLOSE TO SUPERMARKET AND LOCAL SCHOOLS \*\*\* MUST BE VIEWED \*\*\***

This wonderful home is available to let now and benefits from accommodation comprising entrance hall, guest wc, living room, wonderful open plan kitchen to dining room, 3 bedrooms, bathroom, gas central heating and double glazed windows. Outside you have a private garden, garage and on drive parking for 3 cars.

## ENTRANCE HALL

## DOWNSTAIRS WC

**LIVING ROOM 15'2" X 8'5" (4.64 X 2.57)**

**KITCHEN DINER 20'2" X 12'11" (6.15 X 3.95)**

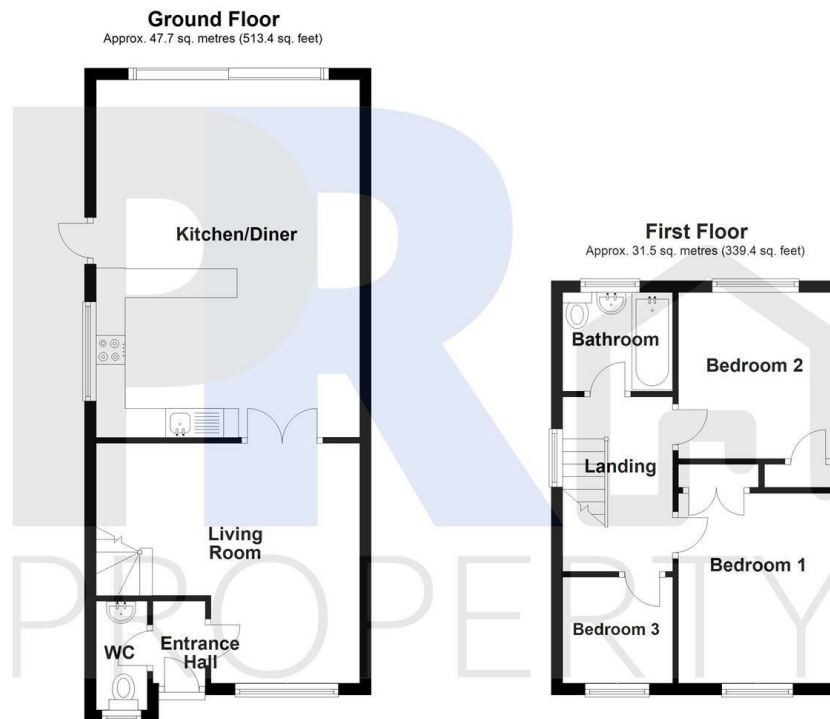
## LANDING

**BEDROOM ONE 11'1" X 8'9" (3.39 X 2.69)**

**BEDROOM TWO 9'5" X 8'9" (2.89 X 2.69)**

**BEDROOM THREE 6'2" X 6'2" (1.90 X 1.88)**

## BATHROOM



Total area: approx. 79.2 sq. metres (852.7 sq. feet)  
**81 Marsom Grove, Luton**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |