



65 Coltsfoot Green, Luton, LU4 0XW
£325,000

PR_{PROPERTY}

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Exclusive to PR Property a well positioned three bedroom semi detached home on Coltsfoot Green, Luton, offering a fantastic corner plot with a large private rear garden that's ideal for families, entertaining or simply enjoying a bit of extra outdoor space. Inside, there's a generously sized living room along with a conservatory that adds flexible reception space for dining, playroom or a home office. Outside, you'll benefit from driveway parking plus a garage in a nearby block. Conveniently located for commuters, the property is within easy reach of the M1 and strong transport links, including Leagrave Station. A home that really needs to be seen in person.

PORCH

LIVING ROOM 14'08 X 14'04
(4.47M X 4.37M)

KITCHEN DINER 14'0 X 10'02
(4.27M X 3.10M)

CONSERVATORY 13'06 X 8'11
(4.11M X 2.72M)

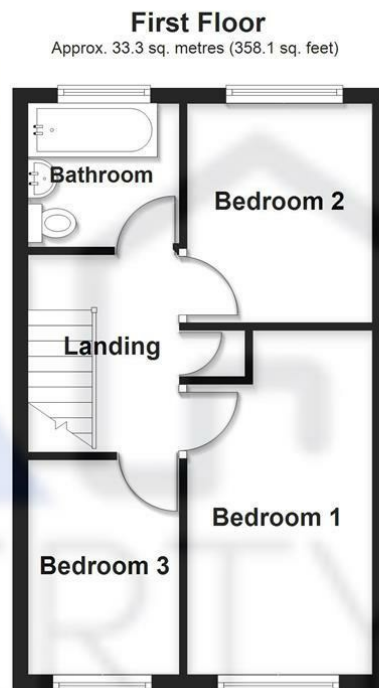
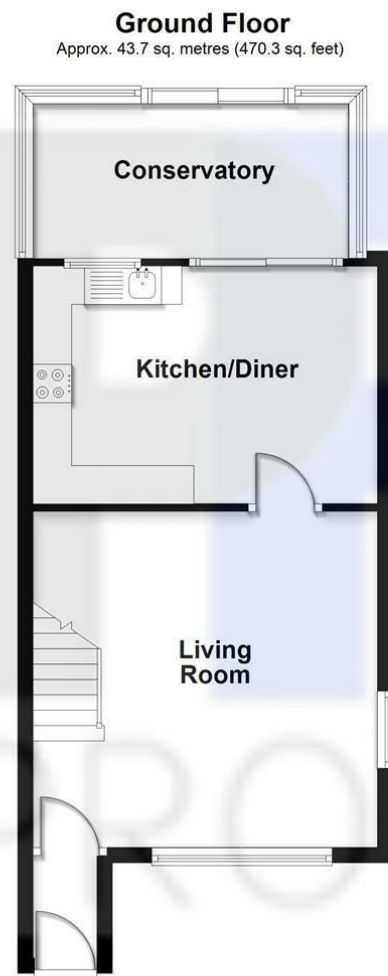
BEDROOM ONE 15'03 X 8'02
(4.65M X 2.49M)

BEDROOM TWO 9'04 X 8'02
(2.84M X 2.49M)

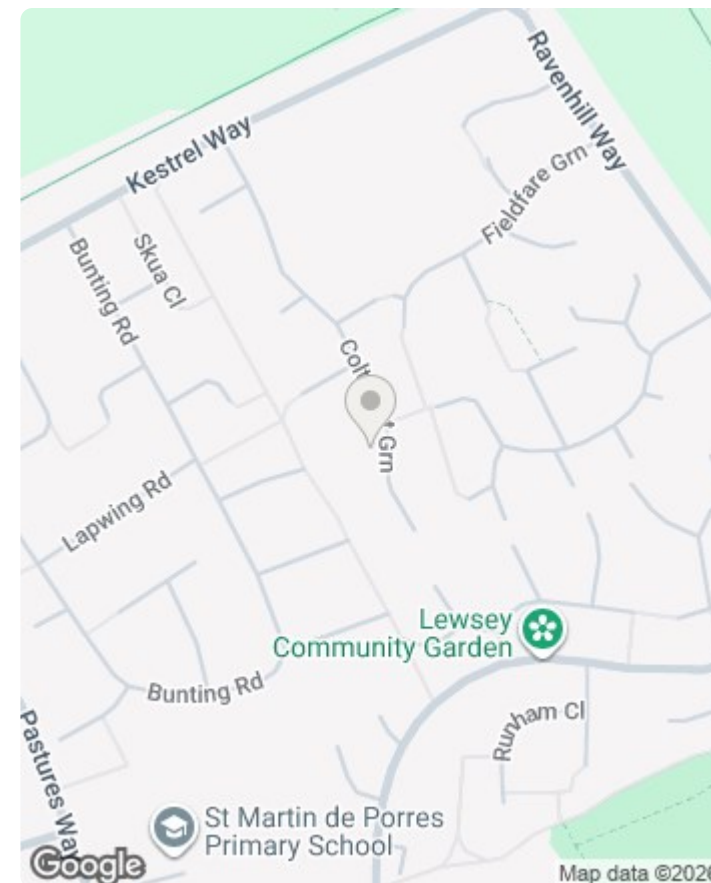
BEDROOM THREE 9'03 X 6'03
(2.82M X 1.91M)

BATHROOM





Total area: approx. 77.0 sq. metres (828.3 sq. feet)
65 Coltsfoot Green, 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

