



## 15 Preacher Close, Luton, LU2 7FX

Preacher Close, nestled in one of Luton's most esteemed areas is a tranquil cul-de-sac boasting only a handful of residences. Built in 2017 by David Wilson Homes this property benefits from NHBC warranty with 3 years remaining. Ensuring low maintenance and peace of mind home ownership!

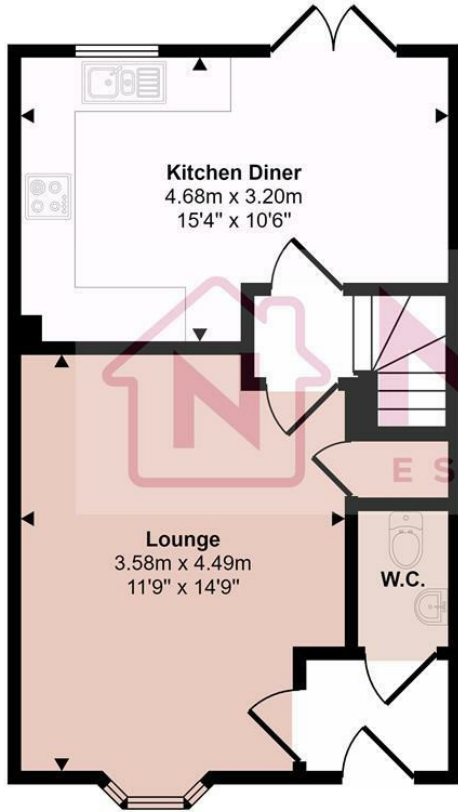
This lovely home captivates from the moment you cross the threshold. Step into a welcoming entrance hall which leads onto a spacious yet cosy living room, while at the rear, a sumptuous kitchen/diner overlooks the meticulously landscaped garden which is also partly paved perfect for entertaining guests and hosting summer barbeques.

Ascend to the first floor to discover a modern family bathroom alongside three generously sized bedrooms, including an immaculate en-suite within the master bedroom. Enhanced with double glazing and gas central heating, the property also features driveway parking for two vehicles. Don't miss the chance to make this impeccably presented residence yours! Contact Nova today to secure a viewing slot.

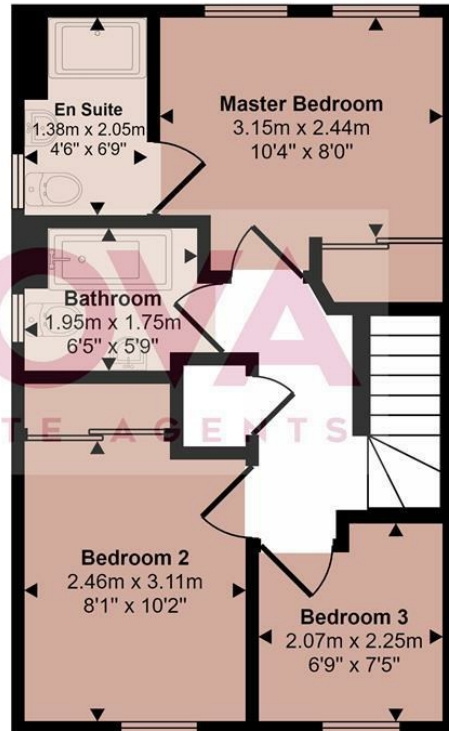
- Nova Estate Agents
- Master with En-suite
- Modern Finishes
- Quiet Cul-de-sac Location
- Driveway Parking
- 3 Years Remaining on NHBC Warranty
- Open Plan Kitchen/Diner
- View our 360' Virtual Tour!

£350,000

Approx Gross Internal Area  
74 sq m / 800 sq ft



Ground Floor  
Approx 38 sq m / 404 sq ft



First Floor  
Approx 37 sq m / 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>96</b> |
| (81-91) <b>B</b>                            |  | <b>84</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 |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |