



## 53 Kynance Close, Luton, Beds, LU2 9DN

Located in a quiet cul-de-sac, this well presented three bedroom semi detached home offers generous living space and a comfortable, modern feel throughout. The property benefits from off road parking and a garage, providing convenience and additional storage.

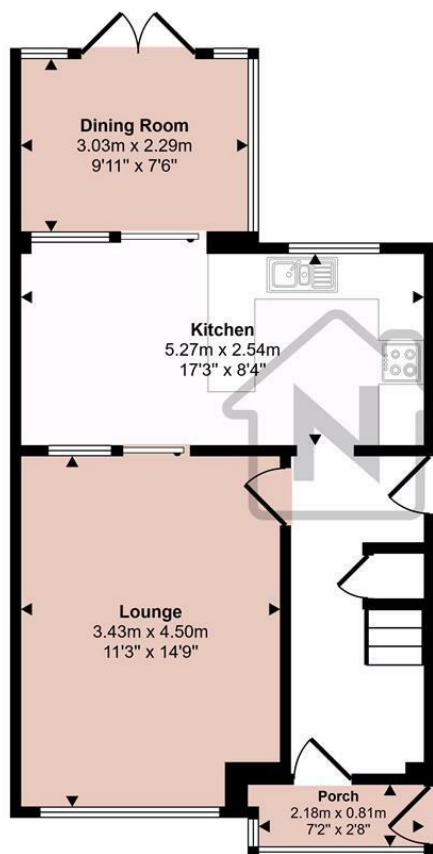
The ground floor features a bright living room, a separate dining room, and a lovely conservatory that opens out to a private rear garden, perfect for relaxing or entertaining. Upstairs, there are three good sized bedrooms and a newly fitted bathroom finished to a high standard.

Outside, the property boasts a well maintained private garden ideal for outdoor dining or family time. Situated in a popular area of Luton, the home is close to local schools, shops, and excellent transport links, making it ideal for families or professionals seeking a spacious and well located rental property.

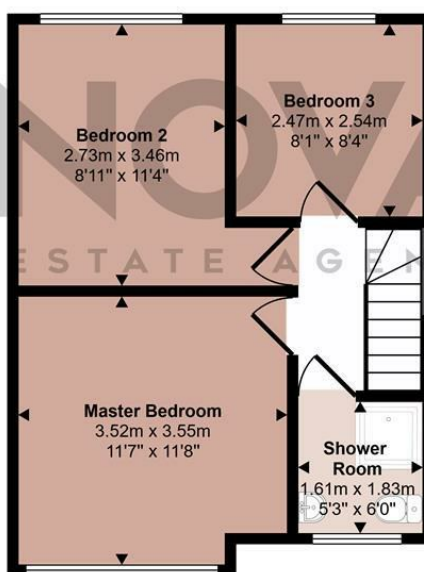
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Available Now
- Off Road Parking
- Generous Sized Bedrooms
- Garage
- Private garden
- Unfurnished

£1,700 Per month

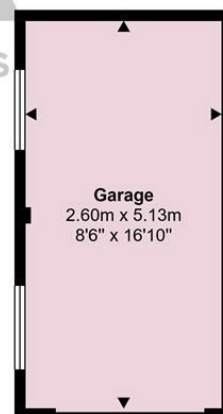
Approx Gross Internal Area  
98 sq m / 1057 sq ft



**Ground Floor**  
Approx 48 sq m / 513 sq ft



**First Floor**  
Approx 37 sq m / 400 sq ft



**Garage**  
Approx 13 sq m / 143 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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	