



## 41 Fountains Road, Luton, LU3 1LX

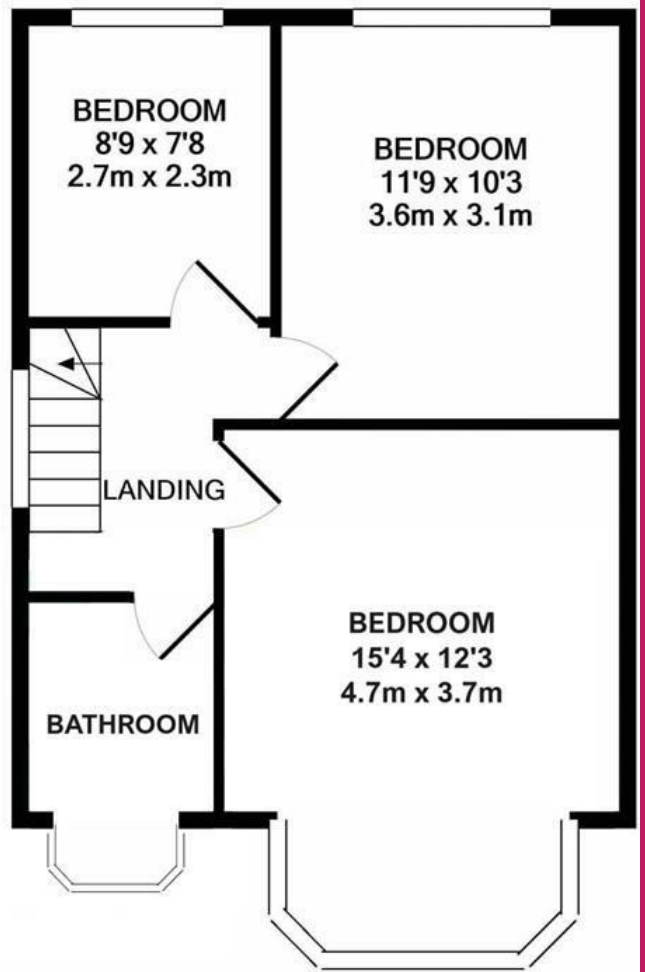
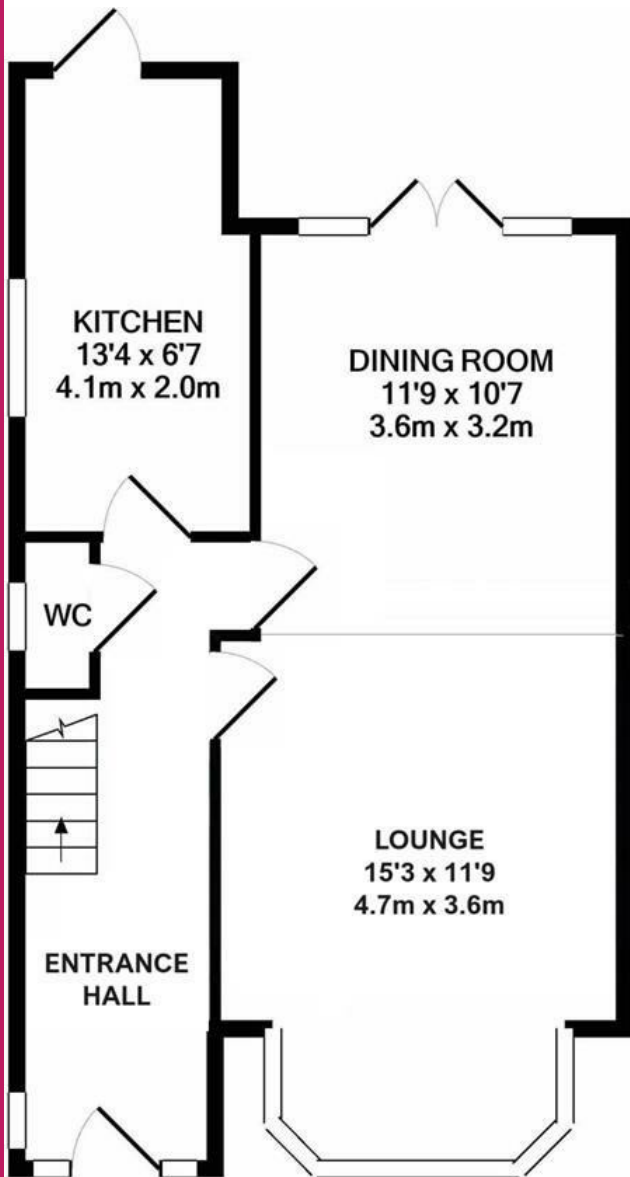
Presenting this chain free three bedroom semi-detached property on Fountains Road. Ideally situated in the sought after New Bedford Road area, this residence offers convenient proximity to the town centre, motorway, university, local shops, schools, doctor's surgeries, and various amenities.

The ground floor boasts a tiled entrance hall, a spacious lounge, a well equipped kitchen with ample wall and base units, and a convenient downstairs W/C. There is a larger than average enclosed garden. Upstairs, you'll find two double bedrooms, one single bedroom, and a family bathroom.

Externally, the property features a block-paved driveway with space for multiple cars and a sizable rear garden. Noteworthy additions include fully double-glazed windows and a sturdy composite front door.

- Nova Estate Agents
- Popular New Bedford Rd Area
- Open Plan Living Room / Diner
- Driveway Parking
- Large Garden
- Downstairs W/C

£400,000



1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 481 SQ.FT.  
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	