



80 Dexter Close, Luton, Bedfordshire, LU3 4DY  
£1,050



- AVAILABLE SOON
- GARAGE
- PRIVATE GARDENS
- MUST BE VIEWED

- 3 BEDROOMS
- ON DRIVE PARKING FOR 2 CARS
- WC

- KITCHEN / DINER
- LOUNGE
- GREAT LOCATION

**\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*** Available to let is this lovely 3 bedroom house located in a quiet close in Barton Hills. The property benefits from accommodation comprising entrance hall, wc, lounge, kitchen / diner, 3 bedrooms and family bathroom. Outside you have a rear garden, on drive parking for two cars and garage.

## ENTRANCE HALL

## WC

**LOUNGE 13'11" X 14'11" (4.24M X 4.54M)**

**KITCHEN/DINING ROOM 8'7" X 14'11" (2.62M X 4.54M)**

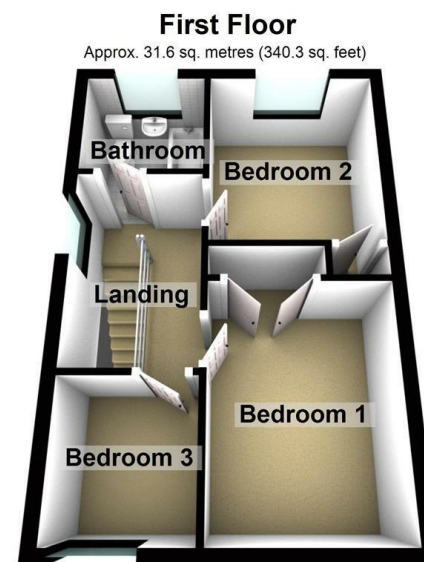
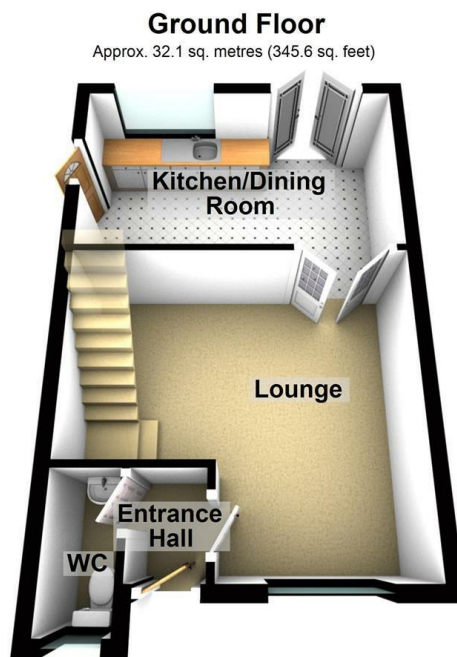
**LANDING 9'9" X 6'2" (2.98M X 1.88M)**

**BEDROOM 1 11'3" X 8'5" (3.42M X 2.57M)**

**BEDROOM 3 6'10" X 6'2" (2.08M X 1.88M)**

**BEDROOM 2 9'6" X 8'5" (2.90M X 2.57M)**

**BATHROOM 5'7" X 6'2" (1.70M X 1.88M)**



Total area: approx. 63.7 sq. metres (685.9 sq. feet)

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		
England & Wales	60	74
EU Directive 2002/91/EC		