



38 Dale Road, Luton, Bedfordshire, LU1 1LJ  
£1,050 PCM



- Three Double Bedrooms
  - Private Rear Garden
- Dallow Road Location
  - White Goods Inc
- Available July

\*\*\* P&R Property Lettings \*\*\* SPACIOUS THREE BEDROOM FAMILY HOME \*\*\* Dallow Road Location \*\*\* PRIVATE REAR GARDEN \*\*\* Gas C/H \*\*\* White Goods Included \*\*\* Two Seperate Reception Rooms \*\*\* The property benefits from accommodation comprising entrance hall, lounge, dining room, kitchen, 3 double bedrooms, bathroom, gas central heating, double glazed windows and private rear garden.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 10' 11' X 10' 10' (3.05M 3.35M X 3.05M 3.05M)

DINING ROOM 12' 10 X 10' 11' (3.66M 3.05M X 3.05M 3.35M)

KITCHEN 10' 11' X 8' 10' (3.05M 3.35M X 2.44M 3.05M )

BATHROOM

FIRST FLOOR

MASTER BEDROOM 15' 9' X 10' 10' (4.57M 2.74M X 3.05M 3.05M)

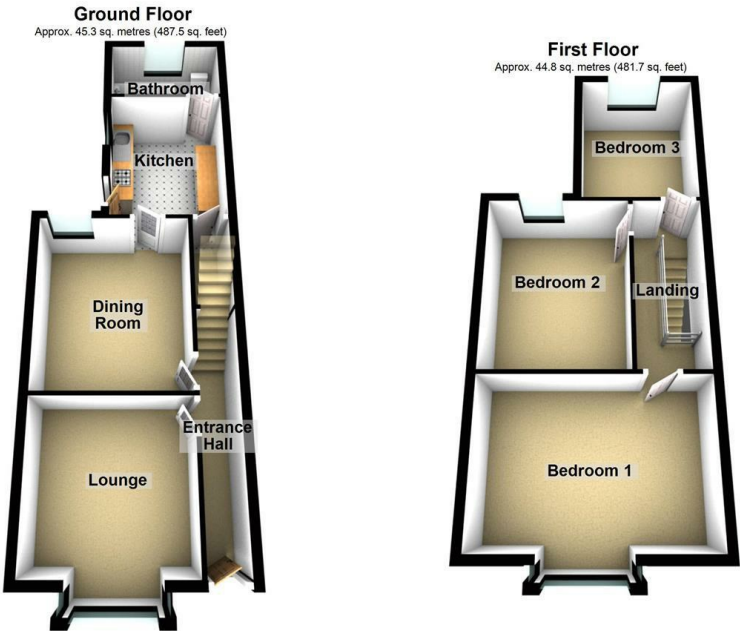
BEDROOM TWO 12' 10 X 10' 4' (3.66M 3.05M X 3.05M 1.22M)

BEDROOM THREE 11' X 8' 10' (3.35M X 2.44M 3.05M )

REAR GARDEN

Patio, Lawn area with storage facility at the rear.

OUTSIDE



Total area: approx. 90.0 sq. metres (969.2 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>	
Not energy efficient - higher running costs	(21-38) <b>F</b>	
	(1-20) <b>G</b>	
England & Wales		EU Directive 2002/91/EC