



3 Colin Place, Luton, Bedfordshire, LU2 7RX
£1,200 PCM

- NEW DEVELOPMENT
- FULLY INTEGRATED KITCHEN'S
- ALL FLOOR COVERING INCLUDED
- 10 MINUTE WALK TO LUTON TRAIN STATION

- AVAILABLE NOW
- FABULOUS BATHROOMS
- EN SUITES

- 3 BEDROOM DETACHED HOUSES
- MUST BE VIEWED
- GARAGES & PARKING AVAILABLE

**** P&R PROPERTY LETTINGS ** AVAILABLE TO LET NOW ** NEW DEVELOPMENT OF JUST FIVE, 3 AND 4 BEDROOM DETACHED HOUSES ** LOCATED JUST OVER A 10 MINUTE WALK FROM LUTON'S MAINLINE TRAIN STATION ** FULLY INTEGRATED KITCHENS ** ALL FLOORING INCLUDED ** Plot 3 is a spacious detached house that benefits from accommodation comprising entrance hall, WC, fully integrated open plan kitchen to dining room, lounge, 3 generous bedrooms, en suite, family bathroom, gas central heating, garage, on drive parking and garden.**

GROUND FLOOR

ENTRANCE HALL

WC

LOUNGE 14'9" X 10'10" (4.50M X 3.30M)

KITCHEN/DINER 8'7" X 17'2" (2.62M X 5.23M)

UTILITY ROOM 6'0" X 6'4" (1.83M X 1.94M)

FIRST FLOOR

LANDING

BEDROOM 1 10'11" X 10'10" (3.33M X 3.30M)

EN-SUITE

BEDROOM 2 8'4" X 11'0" (2.53M X 3.35M)

BATHROOM

SECOND FLOOR

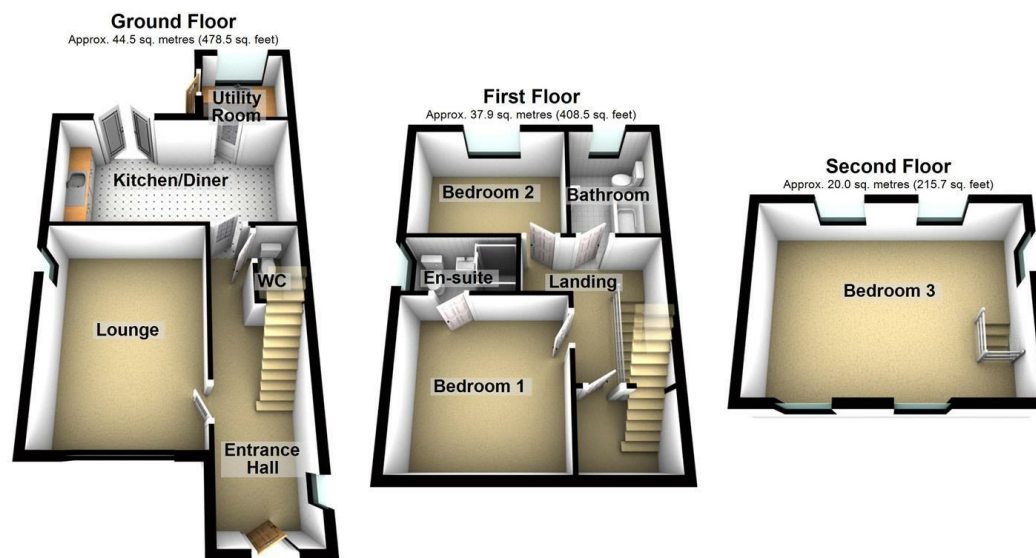
BEDROOM 3 12'7" X 17'2" SOME RESTRICTED HEAD HEIGHT (3.84M X 5.23M SOME RESTRICTED HEAD HEIGHT)

OUTSIDE

REAR GARDEN

GARAGE 16'5 * 8'5 (5.00M * 2.57M)

ON DRIVE PARKING TO FRONT



Total area: approx. 102.4 sq. metres (1102.6 sq. feet)

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