



4 Colin Place, Luton, Bedfordshire, LU2 7RX  
£1,200

- NEW DEVELOPMENT
- FABULOUS BATHROOMS
- 10 MINUTE WALK TO LUTON TRAIN STATION

- JUST 5 DETACHED HOUSES
- EN SUITES TO ALL PLOTS

- FULLY INTEGRATED KITCHEN'S
- GARAGES & PARKING AVAILABLE

\*\*\* P&R Property Lettings \*\*\* FABULOUS NEW DEVELOPMENT OF JUST FIVE, 3 AND 4 BEDROOM DETACHED HOUSES \*\* IMMEDIATE MOVE INS AVAILABLE  
 \*\* LOCATED JUST OVER A 10 MINUTE WALK FROM LUTON'S MAINLINE TRAIN STATION \*\* FULLY INTEGRATED KITCHENS \*\* READY FOR IMMEDIATE  
 OCCUPANCY \*\* ON DRIVE PARKING \*\*\* MUST BE VIEWED \*\*\*

## 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

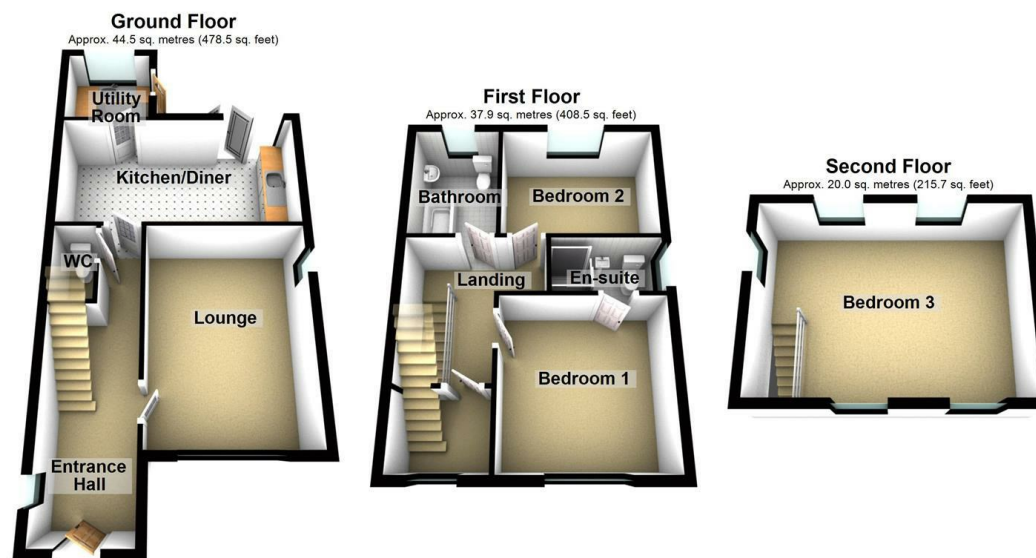
BEDROOM 3 12'7" X 17'2" SOME RESTRICTED  
 HEAD HEIGHT (3.84M X 5.23M SOME  
 RESTRICTED HEAD HEIGHT)

### OUTSIDE

### REAR GARDEN

**GARAGE 16'5" X 8'5" (5.00M X 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) <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		EU Directive 2002/91/EC