



**23 Kershaw Close, Luton, Bedfordshire, LU3 4AT**  
**£325,000**





## 23 Kershaw Close, Luton, Bedfordshire, LU3 4AT

**\*\* P&R PROPERTY SALES \*\* FABULOUS FAMILY HOME \*\* EXCELLENT CONDITION \*\* 3 LARGE BEDROOMS \*\* CONSERVATORY \*\* UTILITY ROOM \*\* £250 CASH BACK ON COMPLETION WHEN PURCHASED THROUGH P&R \*\*** This delightful home benefits from accommodation comprising entrance hall, lounge, kitchen / diner, utility room, conservatory, WC, 3 generous bedrooms,, family bathroom, gas central heating, double glazed window, ample on drive parking and great garden.

### GROUND FLOOR

### FRONT GARDEN & AMPLE OFF ROAD PARKING ON DRIVE

#### ENTRANCE HALL

**LOUNGE 15'1" X 10'8" (4.61M X 3.24M)**

**KITCHEN/DINER 8'6" X 19'2" (2.60M X 5.83M)**

**CONSERVATORY 7'10" X 9'4" (2.38M X 2.84M)**

#### WC

**UTILITY AREA 6'11" X 8'2" (2.10M X 2.49M)**

**GARAGE 8'0 \* 8'10 (2.44M \* 2.69M)**

### FIRST FLOOR

#### LANDING

Window to side, door to Storage cupboard, door to:

**BEDROOM 1 13'0" X 10'8" (3.96M X 3.24M)**

**BEDROOM 2 11'0" X 10'8" (3.35M X 3.24M)**

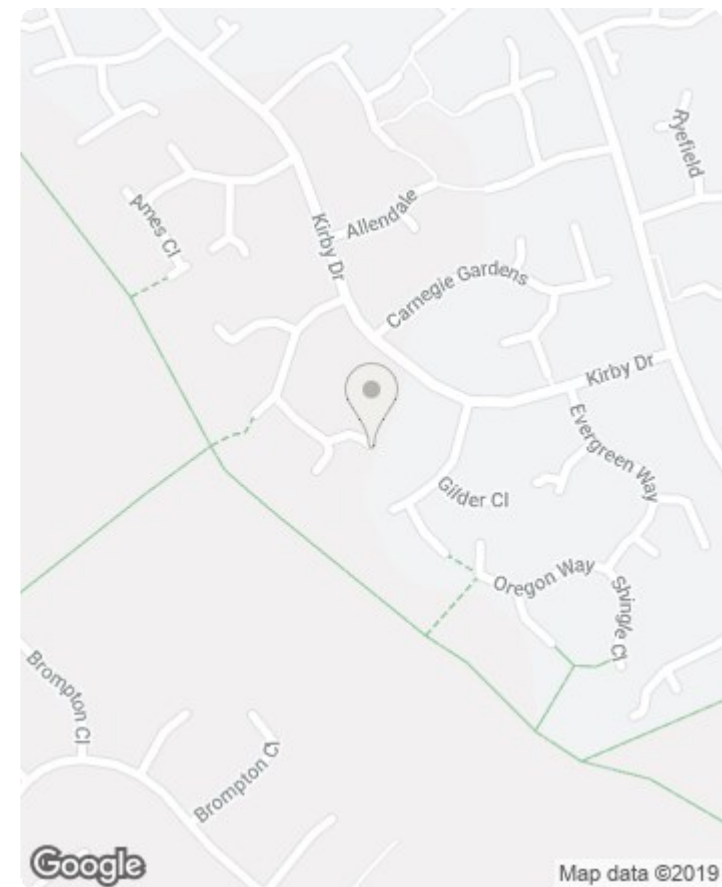
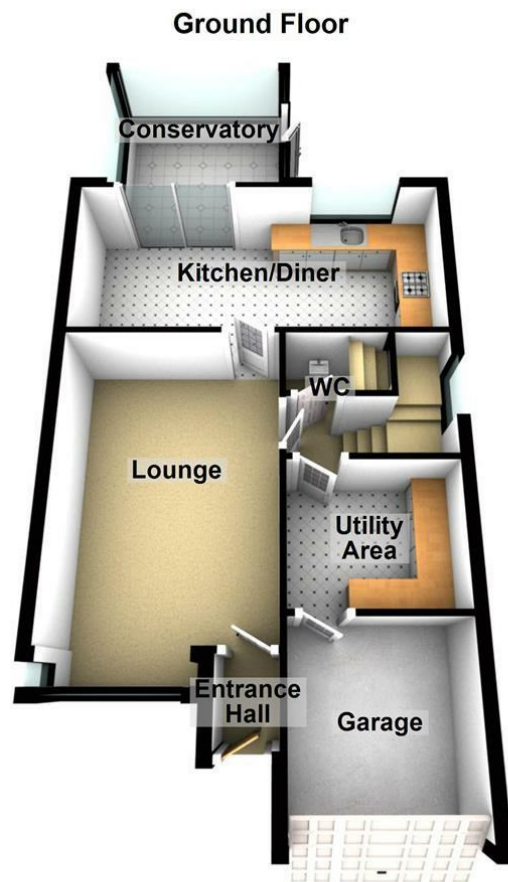
**BEDROOM 3 9'5" X 8'3" (2.87M X 2.51M)**

#### BATHROOM

#### OUTSIDE

#### REAR GARDEN





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



