



36 Colin Road, Luton, Bedfordshire, LU2 7RX  
£1,050 PCM



- AVAILABLE NOW
- FABULOUS KITCHEN / BREAKFAST ROOM
- GAS CH & DG WINDOWS
- MUST BE VIEWED

- 3 GENEROUS BEDROOMS
- MODERN BATHROOM
- PRIVATE GARDEN

- EXTENDED HOUSE
- WALKING DISTANCE TO TOWN
- LARGE LIVING ROOM

**\*\* EXCLUSIVE P&R PROPERTY LETTINGS \*\* AVAILABLE NOW \*\* LARGE EXTENDED HOUSE \*\* 3 BEDROOMS \*\* LARGE KITCHEN / DINING ROOM \*\* WALKING DISTANCE TO TOWN \*\* CLOAKROOM \*\* FULLY REDECORATED THROUGHOUT \*\*** The property benefits from accommodation comprising entrance hall, guest cloakroom, lounge open plan to family room, large kitchen / breakfast room, 3 bedrooms, bathroom and private garden.

## ENTRANCE HALL

### WC

Fitted with a two piece suite comprising sink and wash hand basin.

### LIVING ROOM 10'11" X 11'8" (3.33M X 3.55M)

Bay window to front,

### FAMILY ROOM 12'10" X 9'9" (3.92M X 2.98M)

Double door to:

### KITCHEN/DINING ROOM 9'3" X 17'10" (2.81M X 5.44M)

Fitted with a matching range of base eye level units, space for fridge / freezer, washing machine and cooker, double doors to garden.

### LANDING

Window to side, door to:

### BEDROOM 1 11'2" X 12'1" (3.41M X 3.68M)

Double glazed bay window to front to rear,

### BEDROOM 2 12'11" X 9'11" (3.94M X 3.02M)

Single glazed window to rear,

### BEDROOM 3 9'11" X 7'11" (3.02M X 2.41M)

Single glazed window to rear,

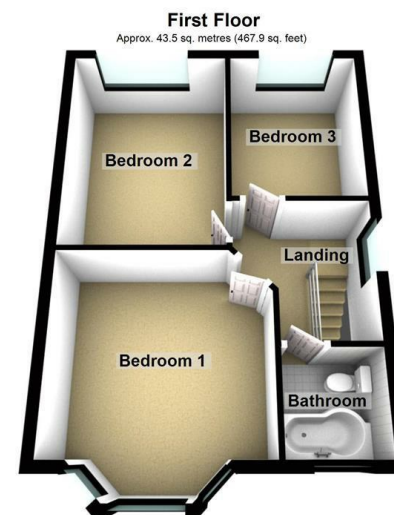
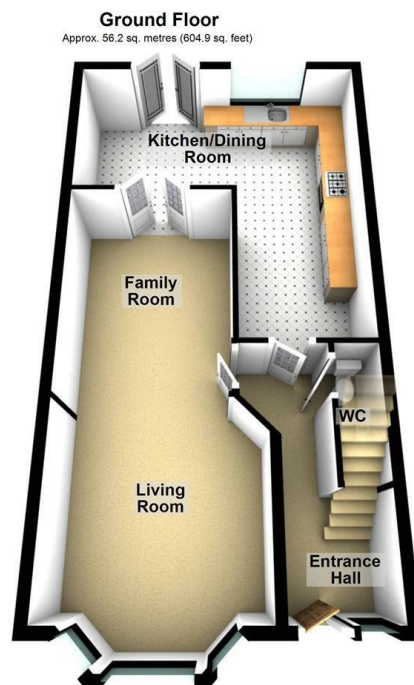
## BATHROOM

fitted with three piece suite comprising shower enclosure, wash hand basin and wc.

## OUTSIDE

## REAR GARDEN

Paved patio seating area, small lawned garden.



Total area: approx. 99.7 sq. metres (1072.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	