



**9 Catesby Green, Luton, Bedfordshire, LU3 4DP**  
**£340,000**



## 9 Catesby Green, Luton, Bedfordshire, LU3 4DP

\*\*\* EXCLUSIVE TO P&R PROPERTY SALES \*\* A FABULOUS DETACHED FAMILY HOME \*\* 3 DOUBLE BEDROOMS \*\* LARGE GARDEN \*\* QUIET CLOSE \*\* EN SUITE \*\* FABULOUS BATHROOM \*\*. This lovely home benefits from accommodation briefly comprising entrance hall, lounge to dining room, fitted kitchen, WC, 3 double bedrooms, en suite shower room, walk in wardrobe, family bathroom, gas central heating, double glazed windows, large rear garden, garage and on drive parking.



**GROUND FLOOR**

**LARGE REAR GARDEN**

**ON DRIVE PARKING TO FRONT**

**ENTRANCE HALL**

**LOUNGE/DINING ROOM 23'0" X 11'7" (7.01M X 3.53M)**

**KITCHEN 8'10" X 9'11" (2.69M X 3.02M)**

**LOBBY**

**WC**

**FIRST FLOOR**

**LANDING**

**BEDROOM 1 12'0" X 9'8" (3.67M X 2.95M)**

**EN-SUITE SHOWER ROOM**

**WALK IN WARDROBE**

**BEDROOM 2 9'0" X 9'8" (2.74M X 2.95M)**

**BEDROOM 3 9'3" X 10'2" (2.81M X 3.10M)**

**BATHROOM**

**OUTSIDE**

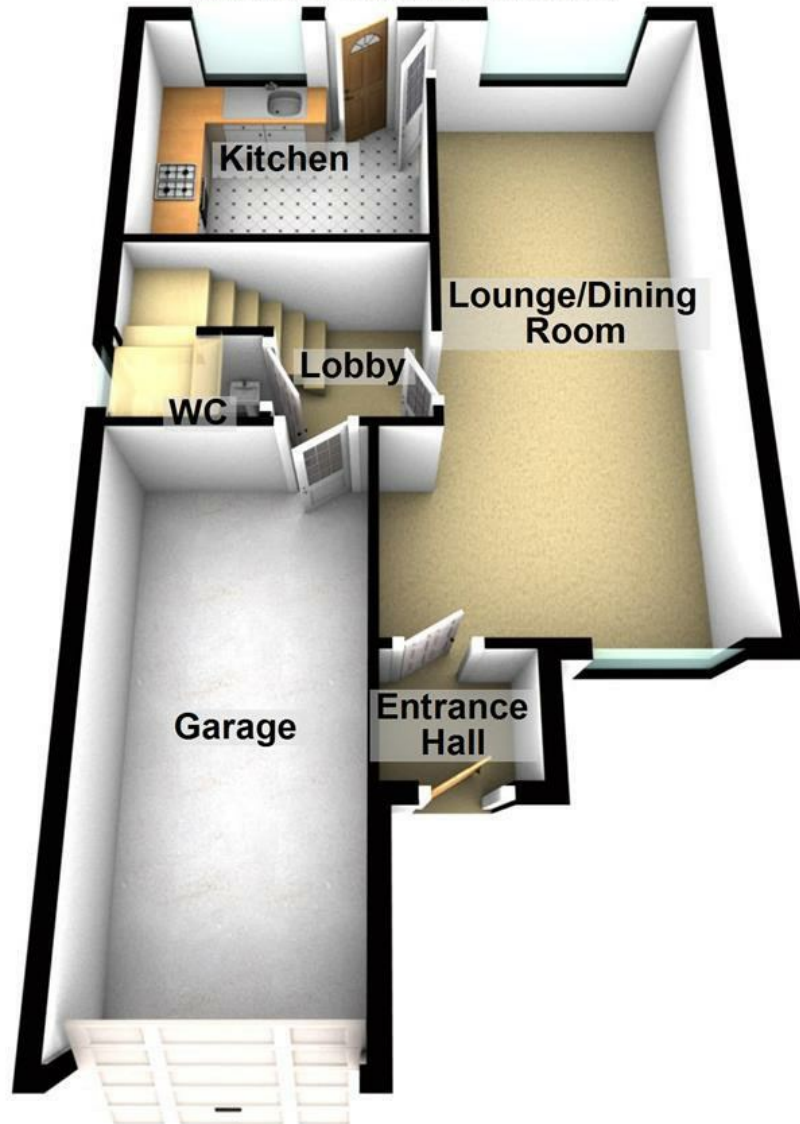
**GARAGE 17'8" X 8'2" (5.39M X 2.49M)**





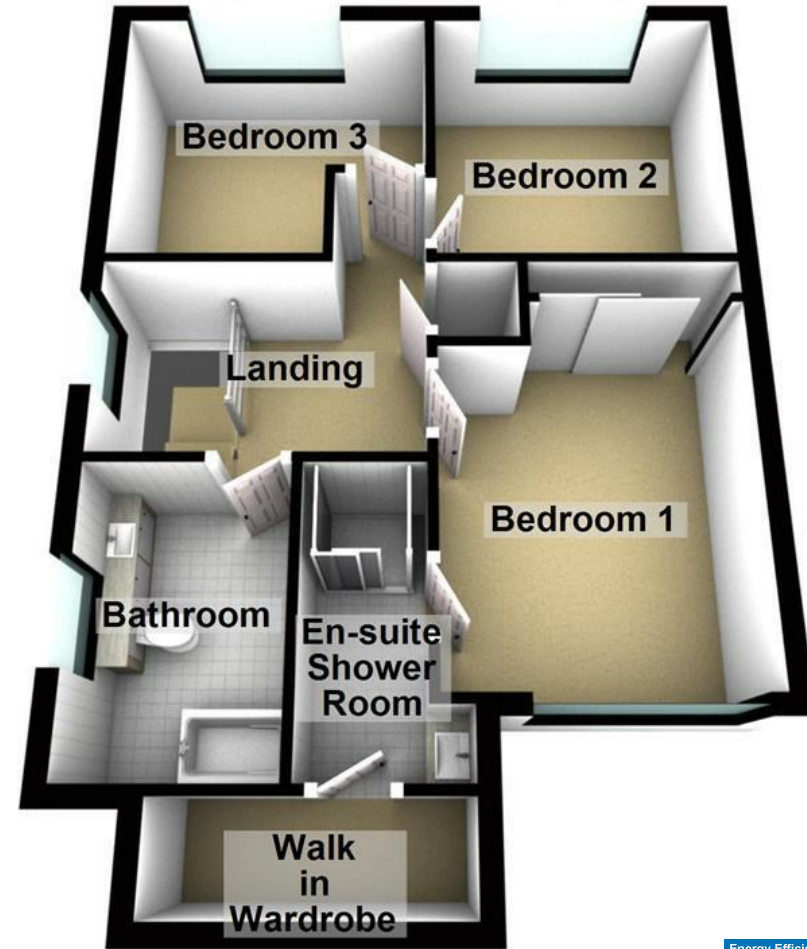
## Ground Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



## First Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 sq. feet)

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	