



PR
PROPERTY

81 Marsom Grove, Luton, LU3 4BQ
£1,600

- EXCLUSIVE TO PR PROPERTY LETTINGS
- GARAGE
- GREAT LOCATION
- LUXURY MODERN FINISH THROUGHOUT
- AMPLE ON DRIVE PARKING
- EASY ACCESS TO TRANSPORT LINKS
- STUNNING OPEN PLAN KITCHEN WITH VAULTED CEILING
- CLOSE TO SCHOOLS AND AMENITIES
- AVAILABLE DECEMBER 2025

**** EXCLUSIVE TO PR PROPERTY LETTINGS ** AVAILABLE TO LET DECEMBER 2025 ** FABULOUS OPEN PLAN KITCHEN TO DINING ROOM ** MODERN & STYLISH THROUGHOUT ** BARTON HILLS LOCATION *** CLOSE TO SUPERMARKET AND LOCAL SCHOOLS *** MUST BE VIEWED *****

This wonderful home is available to let now and benefits from accommodation comprising entrance hall, guest wc, living room, wonderful open plan kitchen to dining room, 3 bedrooms, bathroom, gas central heating and double glazed windows. Outside you have a private garden, garage and on drive parking for 3 cars.

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM 15'2" X 8'5" (4.64 X 2.57)

KITCHEN DINER 20'2" X 12'11" (6.15 X 3.95)

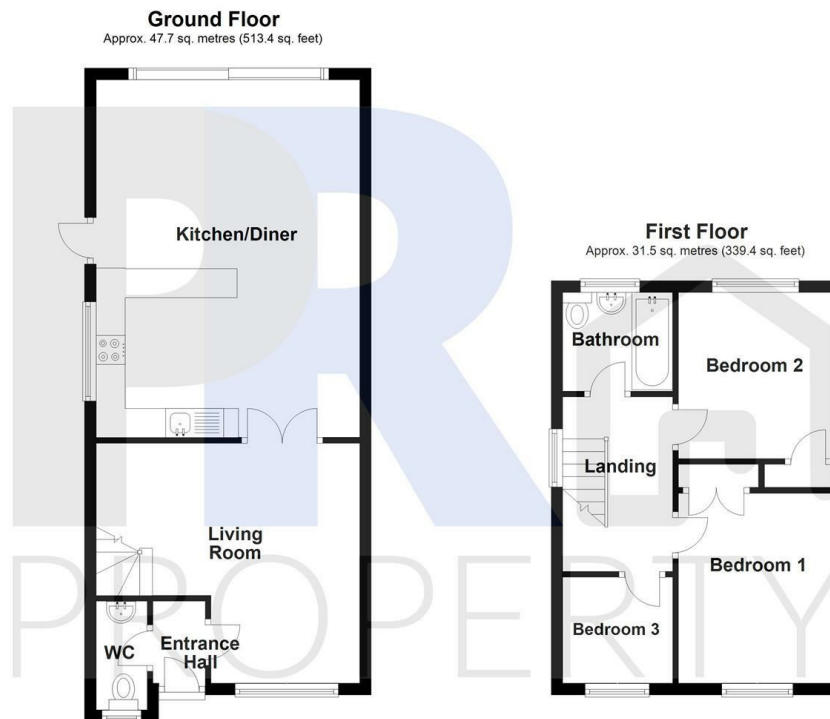
LANDING

BEDROOM ONE 11'1" X 8'9" (3.39 X 2.69)

BEDROOM TWO 9'5" X 8'9" (2.89 X 2.69)

BEDROOM THREE 6'2" X 6'2" (1.90 X 1.88)

BATHROOM



Total area: approx. 79.2 sq. metres (852.7 sq. feet)
81 Marsom Grove, Luton

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	73	85
EU Directive 2002/91/EC		