



5 Lancaster Avenue, Luton, LU2 7AD
£535,000

PRG
PROPERTY

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** Exclusive to PR Property ** For sale is this modern & stylish detached bungalow which is beautifully presented by its current owners. The property benefits from impressive accommodation comprising 25ft Living room, 29ft Open plan kitchen / dining room, large family room which could be used as an additional bedroom, 4 further double bedrooms, ground floor shower room and first floor bathroom. Outside you benefit from a private rear garden, gated drive to front and access garage store

Located down a quiet Avenue with open countryside on your doorstep, access to great schools and walking distance to an array of amenities.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 25'1" X 12'3"
(7.65M X 3.73M)

FAMILY ROOM / BEDROOM 5
17'6" X 9'7" (5.33M X 2.93M)

KITCHEN/DINING ROOM 29'3"
X 11'7" (8.91M X 3.52M)

BEDROOM 2 11'5" X 11'5"
(3.48M X 3.48M)

BEDROOM 3 11'5" X 11'5"
(3.47M X 3.48M)

BEDROOM 4 11'5" X 11'7"
(3.48M X 3.52M)

SHOWER ROOM 11'1" X 5'11"
(3.37M X 1.81M)

FIRST FLOOR

LANDING

BEDROOM 1 11'0" X 14'2"
(3.35M X 4.33M)

BATHROOM

OUTSIDE

GARAGE STORE

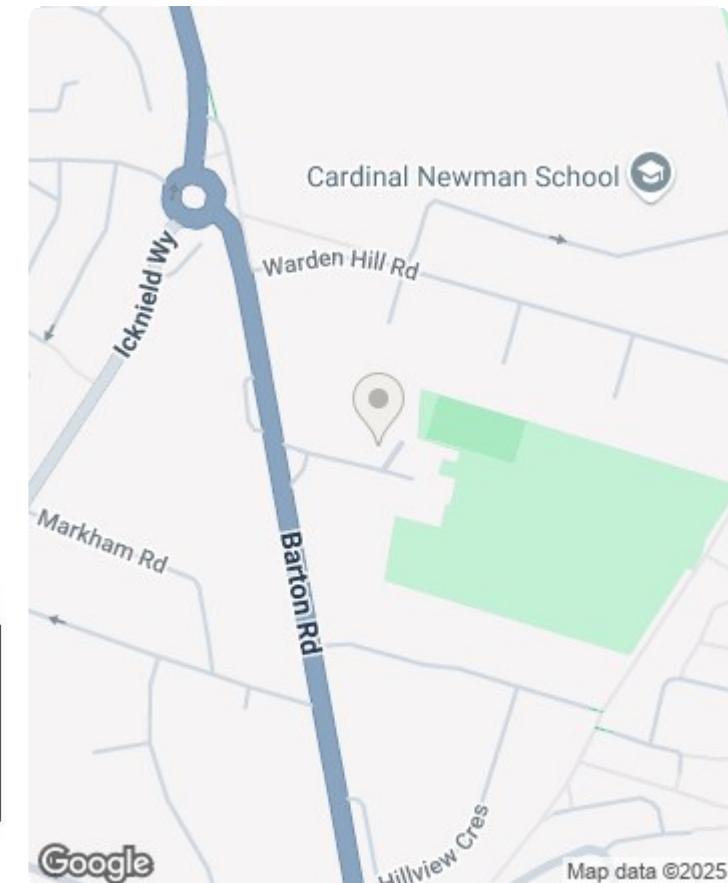
PRIVATE REAR GARDEN

GATED ACCESS TO PRIVATE DRIVE TO FRONT





Total area: approx. 170.9 sq. metres (1839.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	69	77
(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		EU Directive 2002/91/EC	

