



65 Coltsfoot Green, Luton, LU4 0XW
£325,000

PRG
PROPERTY

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Exclusive to PR Property a well positioned three bedroom semi detached home on Coltsfoot Green, Luton, offering a fantastic corner plot with a large private rear garden that's ideal for families, entertaining or simply enjoying a bit of extra outdoor space. Inside, there's a generously sized living room along with a conservatory that adds flexible reception space for dining, playroom or a home office. Outside, you'll benefit from driveway parking plus a garage in a nearby block. Conveniently located for commuters, the property is within easy reach of the M1 and strong transport links, including Leagrave Station. A home that really needs to be seen in person.

PORCH

LIVING ROOM 14'08 X 14'04
(4.47M X 4.37M)

KITCHEN DINER 14'0 X 10'02
(4.27M X 3.10M)

CONSERVATORY 13'06 X 8'11
(4.11M X 2.72M)

BEDROOM ONE 15'03 X 8'02
(4.65M X 2.49M)

BEDROOM TWO 9'04 X 8'02
(2.84M X 2.49M)

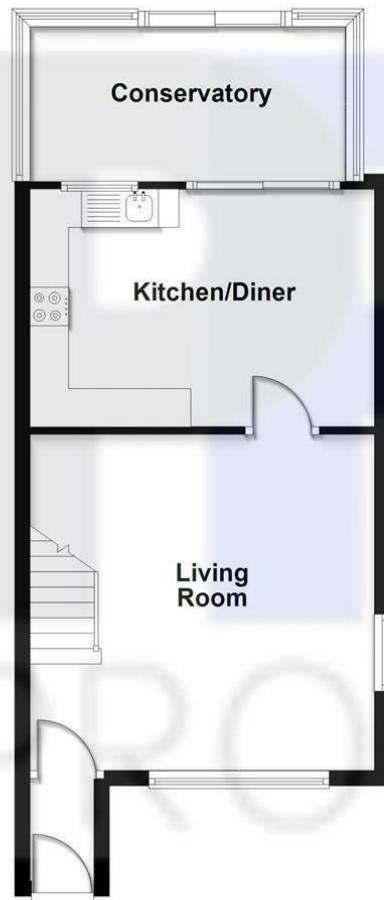
BEDROOM THREE 9'03 X 6'03
(2.82M X 1.91M)

BATHROOM



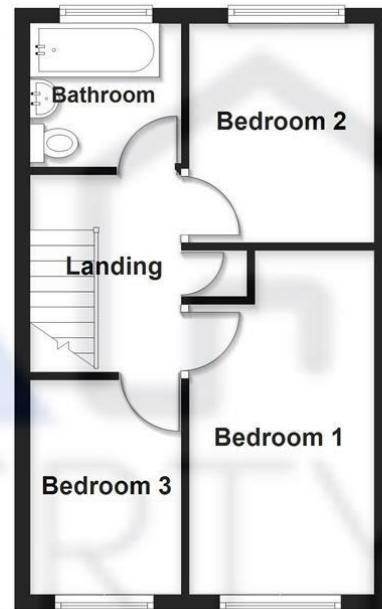
Ground Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



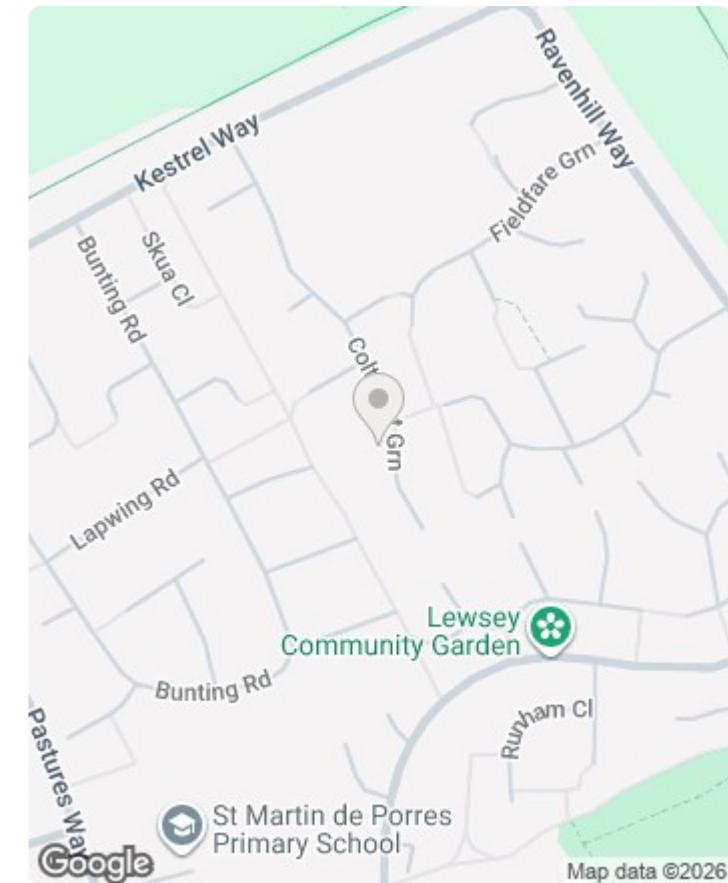
First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 77.0 sq. metres (828.3 sq. feet)

65 Coltsfoot Green, Luton



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

