



53 Seymour Road, Luton, LU1 3NL  
£375,000

**PR**   
PROPERTY



## 53 Seymour Road, Luton, LU1 3NL

**\*\* Exclusive to PR Property Sales \*\* No Upper Chain \*\* Extended \*\* Close to Train station and M1 Motorway \*\***  
This lovely home benefits from accommodation comprising entrance hall, Guest WC, Open plan Kitchen / Breakfast room, Living / dining room, 3 bedrooms and family bathroom. Outside the property has a large rear garden, garage and gated drive to front.

### GROUND FLOOR

### LARGE PRIVATE REAR GARDEN

#### ENTRANCE HALL

#### GATED DRIVE TO FRONT

#### WC

**KITCHEN/DINING ROOM 15'2" X 17'0" (4.63M X 5.18M)**

**LIVING / DINING ROOM 29'6" X 11'8" (8.99M X 3.56M)**

### FIRST FLOOR

#### LANDING

**BEDROOM 1 12'5" X 11'10" (3.78M X 3.61M)**

**BEDROOM 2 13'7" X 11'10" (4.14M X 3.61M)**

**BEDROOM 3 9'6" X 7'7" (2.90M X 2.32M)**

#### BATHROOM

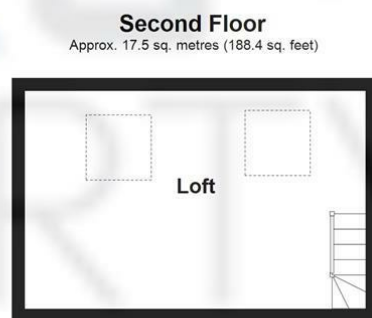
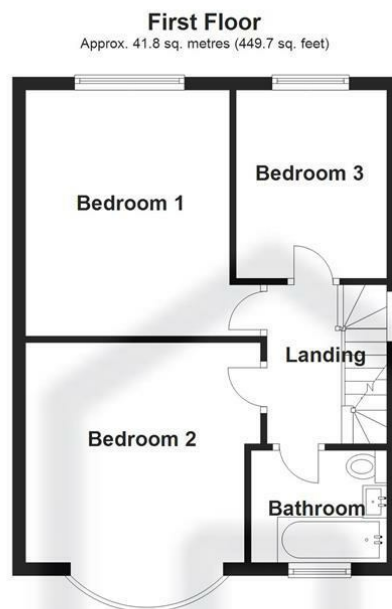
### SECOND FLOOR

**LOFT 10'11" X 17'2" (3.34M X 5.24M)**

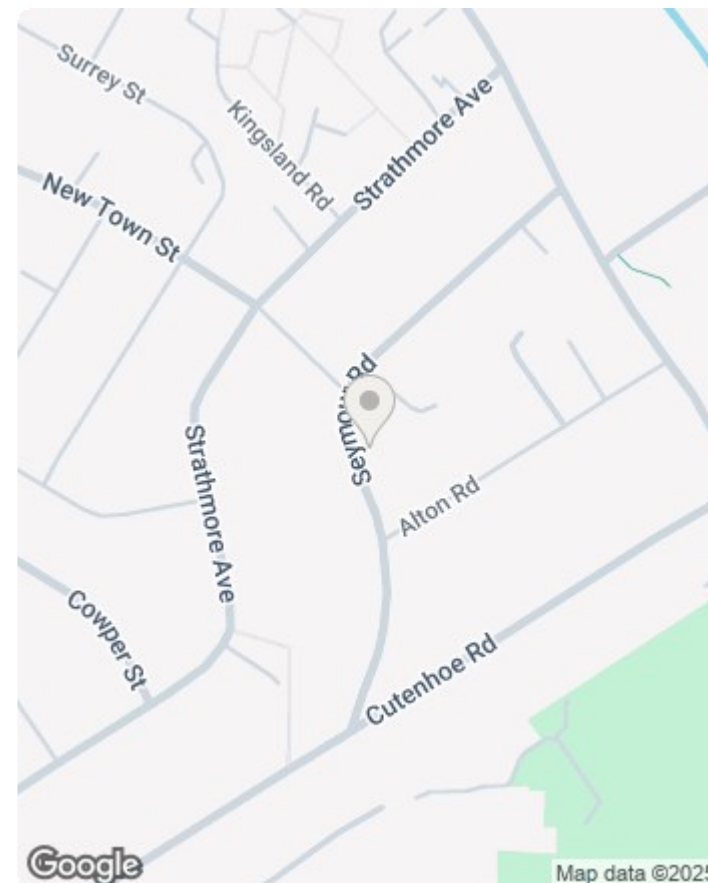
#### OUTSIDE

**GARAGE 18'11" X 9'1" MAX (5.77M X 2.77M MAX)**





Total area: approx. 146.5 sq. metres (1576.6 sq. feet)



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		
England & Wales		EU Directive 2002/91/EC



