



PR 
PROPERTY

94 Icknield Road, Luton, LU3 2PA
£1,600

- Exclusive to PR Property
- Two reception rooms offering excellent flexibility
- Gas central heating and double glazing throughout
- Three well-proportioned bedrooms
- Two car driveway parking
- Norton Road Primary School just 150 yards away
- Brand new bathroom suite
- Large private garden — ideal for families
- Leagrave railway station approximately 0.5 miles away

Exclusive to PR Property, Located in Limbury is this freshly presented three-bedroom home is available now and ready to move straight into. Redecorated throughout and boasting a brand new bathroom, it's a home that's been genuinely cared for and it shows. Two generous reception rooms offer real flexibility — whether you need a dedicated living space, a playroom, or a home office. Outside, a large garden provides plenty of room to enjoy the warmer months, while two car driveway parking takes the stress out of coming home. Norton Road Primary School is a short stroll away, with Leagrave railway station just half a mile down the road

ENTRANCE HALL

LOUNGE 13'9" X 11'3" (4.19M X 3.42M)

DINING ROOM 11'11" X 6'7" (3.63M X 2.00M)

BREAKFAST ROOM 8'8" X 6'2" (2.64M X 1.88M)

KITCHEN 8'9" X 7'6" (2.67M X 2.29M)

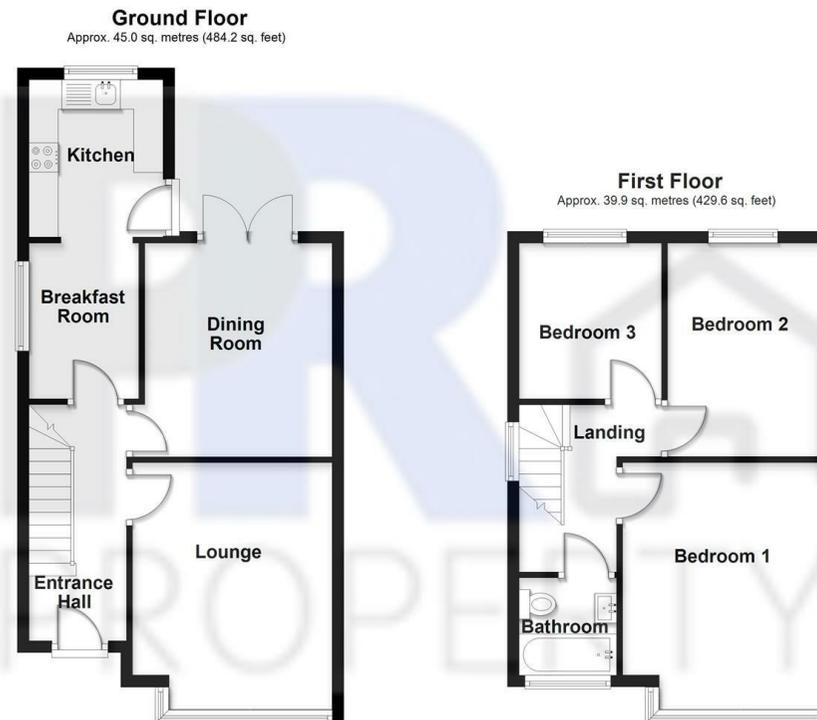
LANDING

BEDROOM 1 13'9" X 11'3" (4.19M X 3.42M)

BEDROOM 2 11'11" X 8'11" (3.63M X 2.72M)

BEDROOM 3 8'8" X 8'0" (2.64M X 2.44M)

BATHROOM 5'5" X 5'6" (1.65M X 1.67M)



Total area: approx. 84.9 sq. metres (913.8 sq. feet)

94 ICKNIELD ROAD, LUTON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	