



PR 
PROPERTY

5 Colin Place, Luton, LU2 7EB
£1,850 PCM

- EXCLUSIVE TO PR PROPERTY LETTINGS
- EN SUITE TO MAIN BEDROOM
- MODERN AND STYLISH
- LOCATED IN PRIVATE ROAD

- AVAILABLE TO LET NOW
- PARKING FOR 2 CARS
- FULLY FITTED KITCHEN

- FOUR DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- EASY WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION

***** EXCLUSIVE TO PR PROPERTY LETTINGS ** AVAILABLE TO LET NOW ** FOUR DOUBLE BEDROOMS ** 2 BATHROOMS ** CLOSE TO TOWN CENTRE & TRAIN STATION ** MODERN & STYLISH **. This wonderful home benefits from accommodation comprising entrance hall, guest WC, living room, kitchen / dining room, four bedrooms, ensuite to master bedroom, family bathroom, private gardens and on drive parking for 2 cars.**

GROUND FLOOR

ENTRANCE HALL 14'6" X 6" (4.42M X 1.83M)

WC

LOUNGE 13'2" X 15'0" (4.01M X 4.58M)

OPEN PLAN KITCHEN / DINER 15'2" X 8'8" (4.62M X 2.64M)

FIRST FLOOR

LANDING

BEDROOM 2 9'7" X 15'0" (2.92M X 4.58M)

BEDROOM 3 10'5" X 8'1" (3.17M X 2.47M)

BEDROOM 4 8'2" X 8'8" (2.48M X 2.64M)

BATHROOM

SECOND FLOOR

LANDING

BEDROOM 1 16'11" X 12'0" SUM RESTRICTED HEAD HEIGHT (5.16M X 3.66M SUM RESTRICTED HEAD HEIGHT)

EN-SUITE

OUTSIDE

REAR GARDEN

AMPLE OFF ROAD PARKING ON DRIVE TO FRONT



Total area: approx. 102.2 sq. metres (1100.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			9
(81-91) B		84	
(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	