



12 Plough Court, Luton, LU4 0TA

£1,350 PCM

Benjamin Stevens are delighted to bring to the market this four bedroom end of terrace property in a quiet cul de sac location. The property comprises a fitted kitchen, reception room/diner, office space, downstairs w/c, family bathroom, two single bedrooms and two double bedrooms.

Located just a stones throw away from many local amenities such as, schools, parks and shops, making it a perfect family home. Transport links include local bus routes and good links to the M1.

Other features include gas central heating, on street parking and double glazed windows.

The property is offered part furnished and available from the 15th December.

External



Kitchen 9'6" x 10'8" (2.92 x 3.27)



Range of wall and base units, stainless steel sink with mixer taps and drainer board, eight ring gas range cooker with extractor fan, washing machine, tiled throughout and double glazed windows to the front aspect.

Dining Room 15'1" x 20'8" (4.62 x 6.30)



Wood effect flooring with tile features.

Reception Room 15'1" x 20'8" (4.62 x 6.30)



Three seater sofa, two armchairs, wood effect flooring with feature tiles, double glazed windows to the rear aspect and double doors leading to the garden.

Study 5'6" x 3'8" (1.7 x 1.14)



Coat hooks and laid to carpet.

Downstairs W/C 2'9" x 6'3" (0.85 x 1.93)

Wall attached sink with separate taps, low level W/C, fully tiled, frosted window to front aspect

Bedroom One 9'6" x 13'4" (2.90 x 4.07)



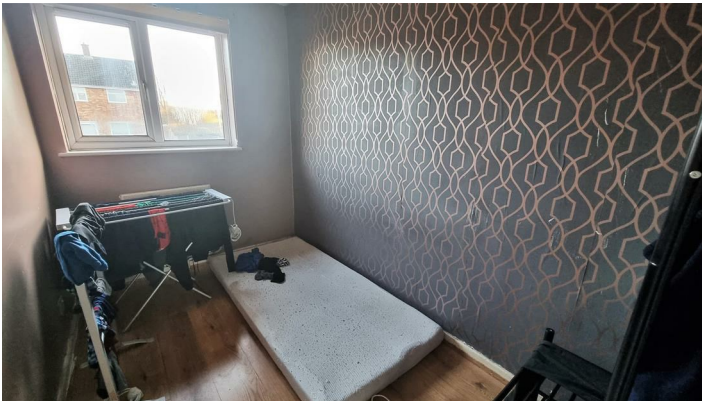
Double bed, double wardrobe, chest of drawers, wood effect flooring, double glazed windows to the front aspect.

Bedroom Two 9'6" x 13'3" (2.90 x 4.04)



Double wardrobe, wood effect flooring, double glazed windows to the rear aspect.

Bedroom Three 6'0" x 9'8" (1.83 x 2.97)



Clothes rail, wood effect flooring and double glazed windows to the rear aspect.

Bedroom Four 6'0" x 10'1" (1.83 x 3.09)



Bunk beds, chest of drawers, wood effect flooring and double glazed windows to the rear aspect .

Bathroom 9'6" x 5'2" (2.90 x 1.58)



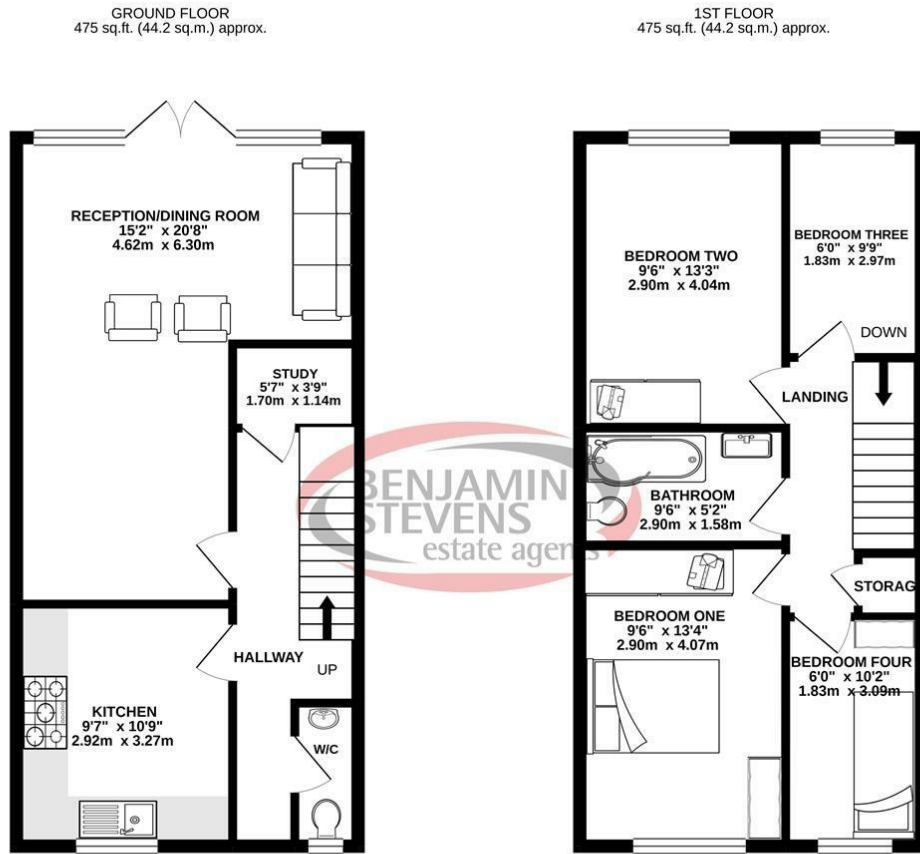
Panelled bath with shower area, shower attachment, unit sink with mixer taps, low level W/C, and tiled throughout.

Garden



Small patio area with stairs leading to the lawn, decking space.

Floor Plan



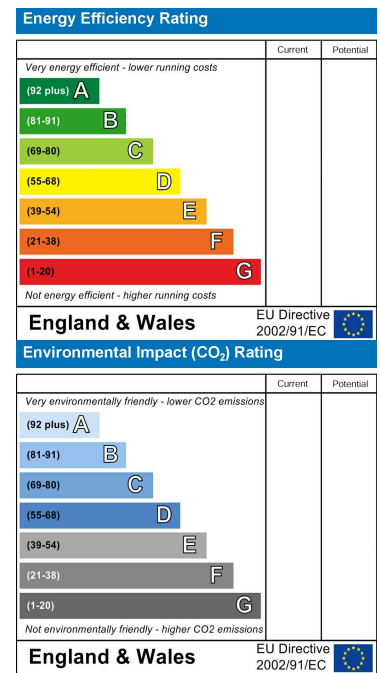
TOTAL FLOOR AREA: 951 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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