



NOVA
ESTATE AGENTS



10 Lynchets Road, Luton, Beds, LU2 7HS

Welcome to Lynchets Road, a beautifully presented three bedroom, two bathroom home situated on a quiet close within the highly sought after Barnfield College New Build Development. This modern property offers an excellent blend of comfort, style, and practicality, making it an ideal purchase for families, first time buyers, or investors.

Upon entering, you are greeted by a spacious hallway leading to a bright and inviting reception room, perfect for both relaxing and entertaining. To the rear, a contemporary fully fitted kitchen diner features modern appliances, ample storage, and generous space for family dining or hosting guests. A convenient ground floor WC completes this level.

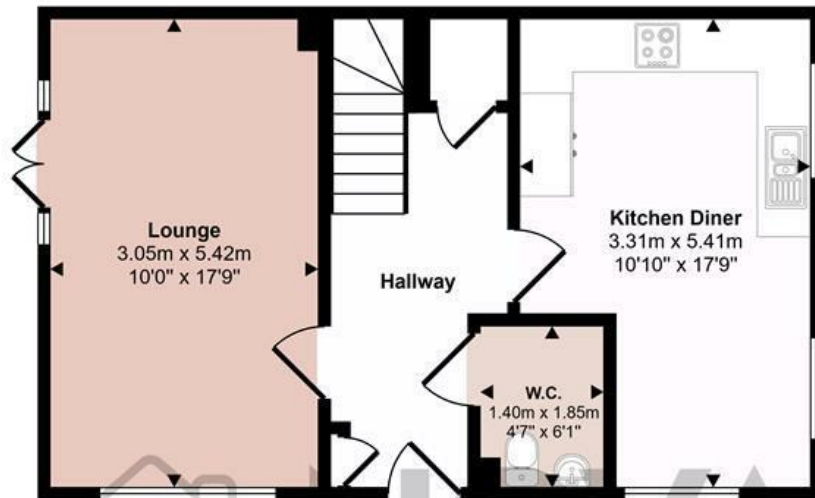
Upstairs, the property comprises three well proportioned double bedrooms. The master bedroom benefits from a private en-suite, while the remaining bedrooms are served by a modern family bathroom and enjoy plenty of natural light throughout.

Externally, the property offers off road parking for and provides a blank canvas for buyers to personalise and make their own.

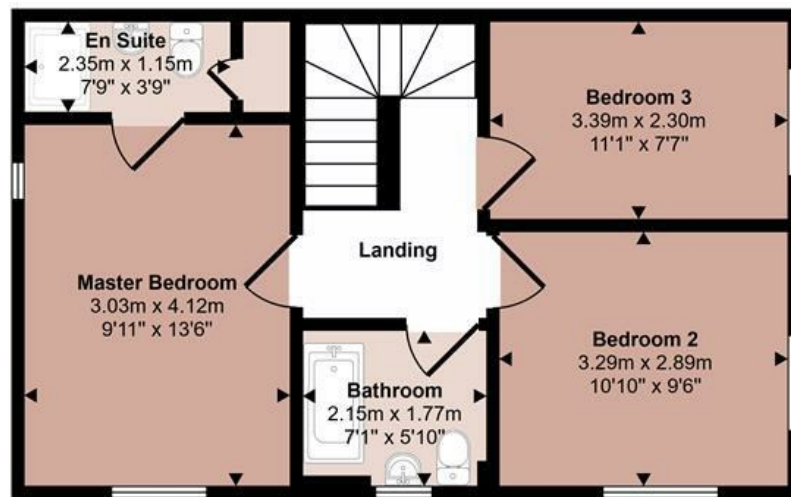
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Master with En-suite
- Off Road Parking
- Kitchen/Diner
- Guest Cloakroom
- Kitchen with Integrated Appliances
- Private Garden
- Chain Free

£425,000

Approx Gross Internal Area
94 sq m / 1012 sq ft



Ground Floor
Approx 47 sq m / 506 sq ft



First Floor
Approx 47 sq m / 506 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(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	