



## 10 Lynchets Road, Luton, Beds, LU2 7HS

Welcome to Lynchets Road, a beautiful three bedroom, two bathroom home available to let on quiet close. Situated within the sought after Barnfield College New Build Development, this modern property combines comfort, style, and convenience.

Upon entering, a spacious hallway leads to the ground floor's bright reception room, ideal for relaxing or entertaining, and a fully fitted kitchen diner with modern appliances, ample storage, and space for family meals or dinner parties. A convenient WC completes the ground floor.

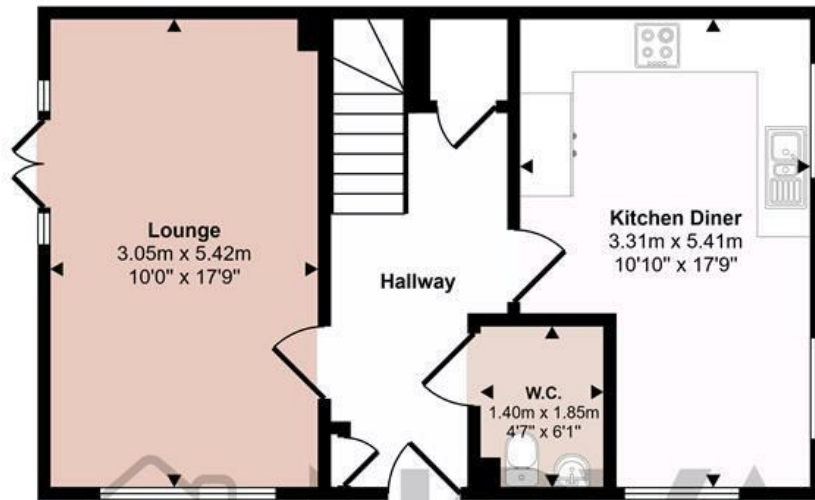
Upstairs, the first floor offers three generously sized double bedrooms, perfect for families or professionals. The master bedroom includes an en-suite bathroom for added privacy, while the other bedrooms benefit from natural light.

This home also includes off road parking for two cars and is part-furnished, allowing you to

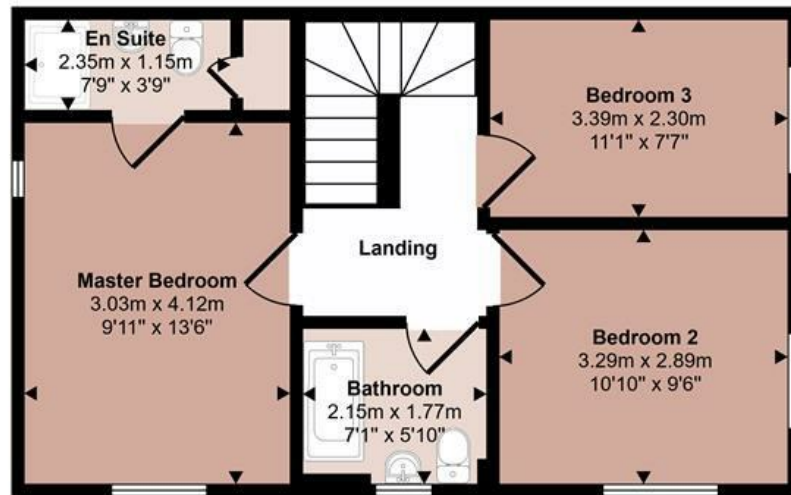
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Master with En-suite
- Off Road Parking
- Kitchen/Diner
- Guest Cloakroom
- Kitchen with Integrated Appliances
- Part Furnished
- Private Garden
- Available End April

£1,850 Per month

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) <b>A</b>		
(81-91) <b>B</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	