



Aspen Crescent, Houghton Regis, Dunstable
Asking Price: £390,000

TAYLORS



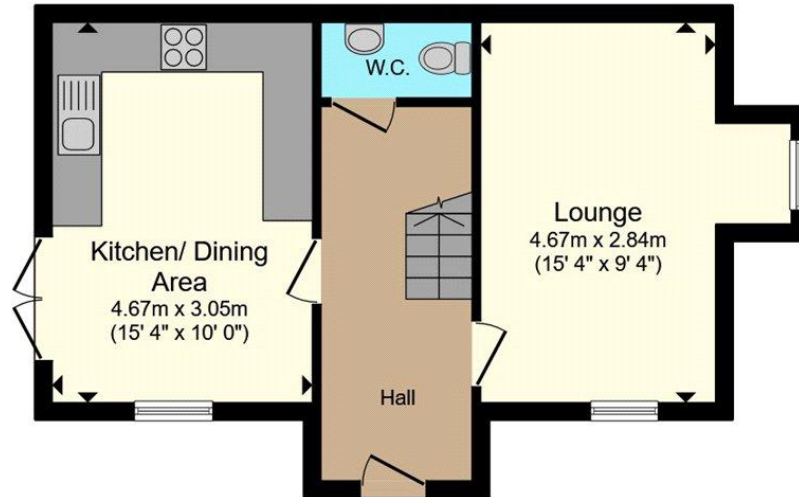




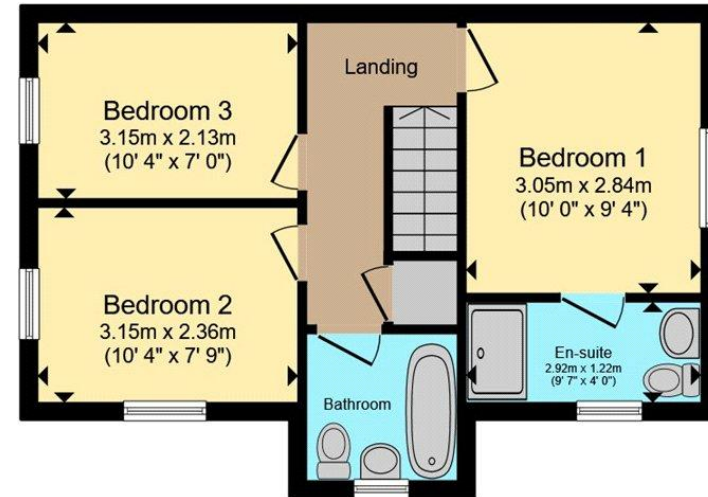
The accommodation begins with a welcoming entrance hall leading through to a spacious family lounge and a superb open-plan kitchen/dining room, perfectly suited to modern family life and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, while a convenient ground-floor cloakroom completes the downstairs accommodation. To the first floor are three generously proportioned double bedrooms, including an impressive principal bedroom benefitting from its own en-suite shower room, as well as a stylish family bathroom. Externally, the property enjoys a beautifully maintained rear garden, offering an ideal space for outdoor dining, entertaining and relaxation. Further benefits include two allocated parking spaces. Families will particularly appreciate the fantastic position overlooking nearby green spaces and being just a short walk from the development's popular children's play area, creating a wonderful community atmosphere.

Linmere has rapidly become one of Bedfordshire's most desirable modern developments, perfectly blending contemporary living with the beauty of its natural surroundings. Residents enjoy an abundance of open green spaces, walking routes and countryside views, alongside an ever-growing range of local amenities. At the heart of the community is The Farmstead, a vibrant hub featuring a popular café, convenience facilities and social spaces for residents to enjoy. The development continues to benefit from investment in schools, leisure facilities and recreational areas, making it an increasingly attractive choice for families and professionals alike. Ideally positioned for commuters, Linmere offers excellent transport connections via the A5 and M1 motorway, while nearby Leighton Buzzard and Luton railway stations provide convenient access into London and beyond. Combining modern convenience, family-friendly surroundings and a strong sense of community, this outstanding home presents a fantastic opportunity for buyers seeking a property ready to move straight into.





Ground Floor



First Floor

Total floor area 78.3 m² (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

TAYLORS



Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£380 A Year**

Viewing by appointment

T: 01582 471888

E: dunstable@taylorsestateagents.co.uk

2 High Street South, Dunstable, Beds, LU6 3HA

rightmove

ZOOPLA

PrimeLocation.com



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Taylor's is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: LDU_LDU260466_R6PL_8

TAYLORS