

Connells

Holly Lane
Houghton Regis DUNSTABLE

Holly Lane
Houghton Regis DUNSTABLE LU5 7AW

for sale
£270,000







Property Description

Nestled within the popular and ever-growing Linmere development in Houghton Regis, this attractive two-bedroom coach house presents an excellent opportunity for first-time buyers, downsizers, and investors alike.

The accommodation is thoughtfully designed with modern living in mind, boasting a bright and spacious open-plan kitchen, dining and living area that provides the perfect space for both everyday living and entertaining. The contemporary kitchen offers a range of fitted units with ample worktop space and space for appliances, seamlessly flowing into the lounge area.

The property features two well-proportioned bedrooms, with the principal bedroom benefiting from its own en suite shower room. A modern family bathroom serves the remaining accommodation and is finished to a high standard.

Externally, the property enjoys the added advantages of a covered carport providing off-road parking, along with a useful outside storage cupboard. Positioned within the sought-after Linmere community, residents benefit from nearby green spaces, woodland walks, local amenities, schools, and excellent transport links connecting to Leighton Buzzard, Dunstable, and the M1 motorway.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Window to rear aspect, storage, carpet

Lounge

Window to front and side aspect, radiator, laminate flooring

Kitchen

Window to front aspect, integrated dishwasher, integrated washing machine, integrated hob and electric oven, radiator

Hall

Window to front aspect

Bedroom One

Window to front aspect, radiator, carpet

En Suite

WC, wash hand basin, double shower, tiled walls, extractor fan, laminate flooring

Bedroom Two

Window to rear aspect, radiator, carpet

Bathroom

Window to rear aspect, WC, bath, wash hand basin, partly tiled walls, extractor fan, laminate flooring

Special Features

Lost space, storage under stairs



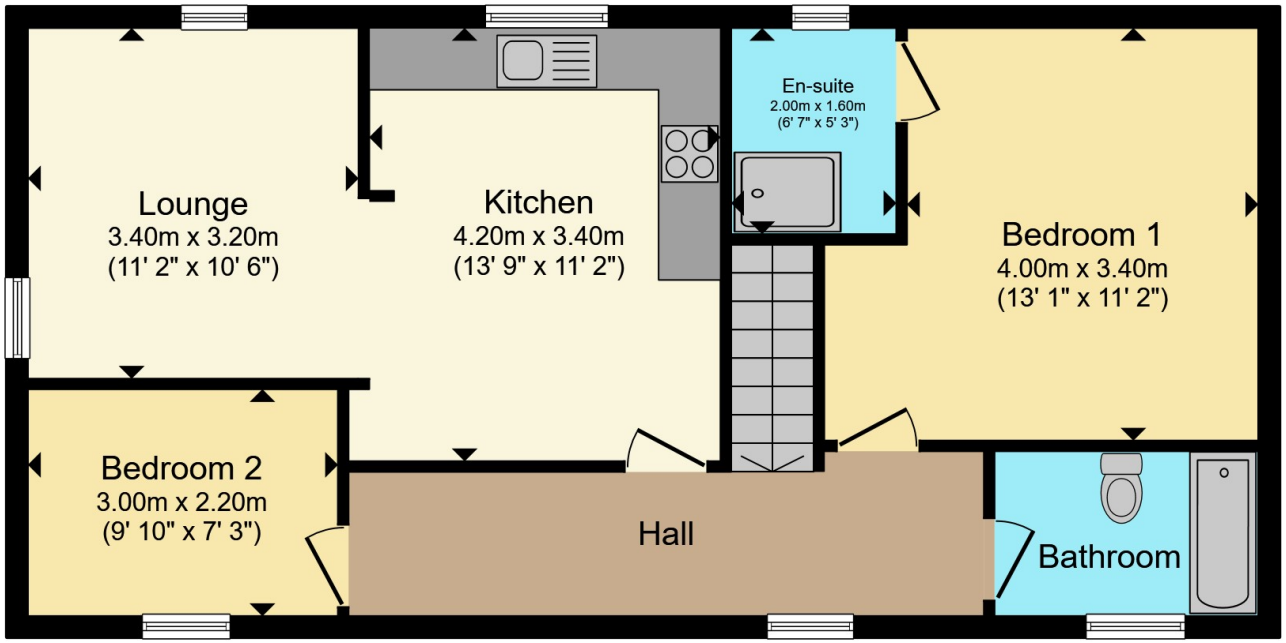












Total floor area 67.8 m² (730 sq.ft.) approx

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

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To view this property please contact Connells on

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B

Council Tax Band: B

Service Charge: 426.20

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312649

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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