

Connells

Hawthorn Lane
Houghton Regis Dunstable

Hawthorn Lane
Houghton Regis Dunstable LU5 7AT

for sale
£400,000







Property Description

Located within the sought-after Linmere development, this beautifully presented three-bedroom detached home offers stylish accommodation, modern finishes and a layout perfectly suited to contemporary family living.

The ground floor features a welcoming entrance hall, cloakroom, spacious living room and a superb open-plan kitchen/dining room, creating a fantastic space for both everyday life and entertaining. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, complemented by a modern family bathroom.

Outside, the attractive rear garden provides a private space to relax and entertain, complete with a feature seating area. Further benefits include driveway parking for two vehicles and an EV charging point.

Enjoying easy access to green open spaces, local amenities and excellent transport links, this is an ideal opportunity for families and commuters seeking a modern home in one of the area's most popular developments.

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.

Cloakroom

LVT flooring, WC, wash hand basin, extractor fan, partly tiled

Lounge

LVT flooring, storage under the stairs, two radiators, window to front aspect

Kitchen

French doors, LVT flooring, one and a half bowl sink and drainer, integrated appliances, cooker-hood

Landing

Carpet

Bedroom One

Window to rear aspect, built in storage, radiator, carpet

En Suite

LVT flooring, window to side aspect, radiator, wash hand basin, WC, shower

Bedroom Two

Window to front aspect, radiator, carpet

Bedroom Three

Window to front aspect, radiator, carpet

Bathroom

LVT flooring, window to side aspect, bath, wash hand basin, WC, radiator, extractor fan, shaving point

Outside







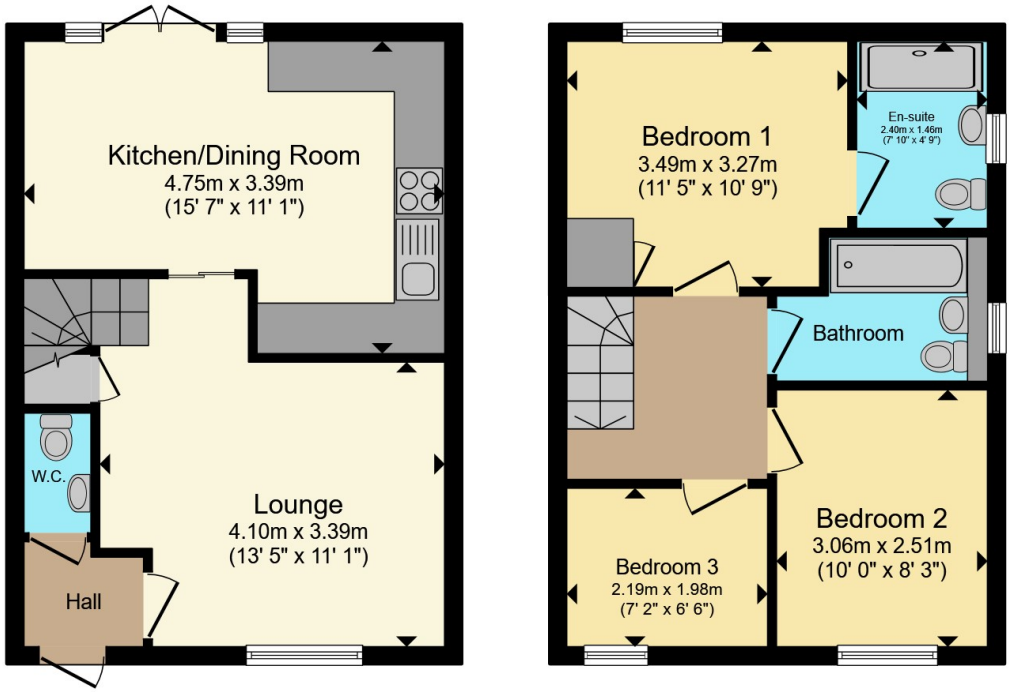









PARISIENNE
PERFUM



Ground Floor **First Floor**

Total floor area 72.1 m² (776 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

Connells

To view this property please contact Connells on

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312793

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.