

Osier Grove, Houghton Regis, Dunstable, LU5 7AB

Asking Price: £365,000 Freehold (Subject to contract)

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Situated within the highly desirable Linmere development, this beautifully presented three-bedroom semi-detached home was constructed in 2022 and offers stylish, contemporary living, ideally suited to growing families, first-time buyers and professionals alike.

The property boasts thoughtfully arranged accommodation across two floors, combining modern design with everyday practicality.

The ground floor features a welcoming entrance hall, a convenient downstairs cloakroom and a contemporary kitchen/dining area complete with integrated appliances, providing an ideal space for family meals and entertaining.

To the first floor are three well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden featuring an extended patio area, perfect for outdoor dining, entertaining and relaxing during the warmer months. To the front, two allocated parking bays provide convenient off-road parking.

Viewing Highly Recommended

An excellent opportunity to acquire a modern, well-appointed family home within one of the area's popular newer developments. Early viewing is highly recommended to appreciate the accommodation and setting on offer.

EPC Ration B.







The Local Area:

Linmere Gateway is a beautiful collection of new homes situated in the town of Houghton Regis, Bedfordshire. This development is ideal first-time buyers and investors. What's more, Linmere Gate benefits from an on-site primary school, as well as direct access - via footpaths and bridleways - to local amenities such as a supermarket and The Farmstead, which is a community hub offering a café, hall, and retail outlets.

Local Authority - Central Bedfordshire Council

Council Tax Band - C

At a Glance:

- Modern three-bedroom semi-detached home built in 2022
- Situated on the desirable Linmere development
- Contemporary kitchen/diner with integrated appliances
- Convenient ground-floor cloakroom
- Three first-floor bedrooms
- Principal bedroom with en-suite shower room
- Modern family bathroom
- Enclosed rear garden with extended patio
- Two parking bays directly in front of the property
- Ideal family home in a well-connected location



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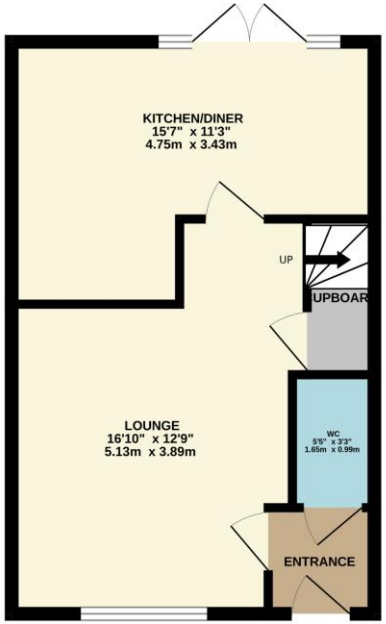




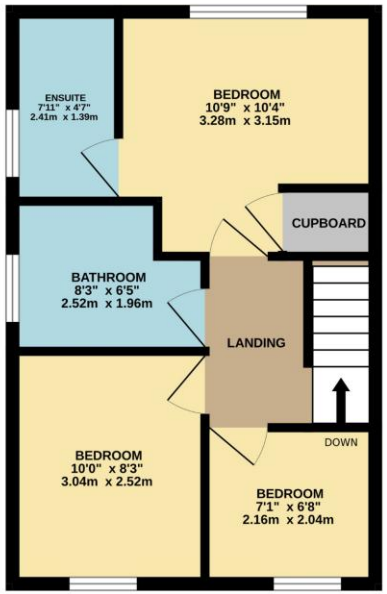


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GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

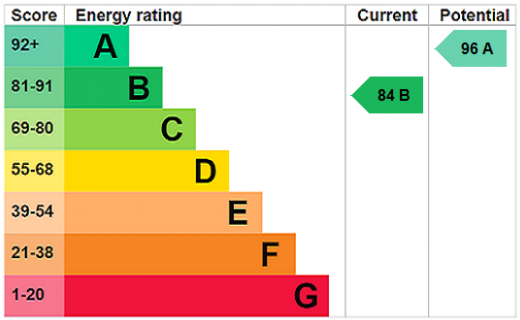


1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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