



Lancot Avenue

Dunstable | Bedfordshire

FINE & COUNTRY





9 Lancot Avenue

Dunstable | Bedfordshire | LU6 2AW

An extended four double bedroom detached family residence reaching over 2000 sq. ft and a delightful private rear garden reaching approximately 140ft. in length, situated along a desirable no through road location in the Bedfordshire town of Dunstable.

Nestled on the sought-after Lancot Avenue, this four-bedroom detached home has been thoughtfully extended by the current owners, creating a spacious family residence with additional potential for modernisation and further extension, subject to planning consents. The property features two generous reception rooms, including a dual-aspect sitting room with a charming brick surround fireplace and a log-burning stove, perfect for cozy family evenings. The formal dining room provides an ideal setting for both formal dinners and social gatherings, whilst enjoying views onto the private rear garden. A standout feature of this home is the mature private rear garden, stretching approximately 140 feet in length. This garden is a vibrant oasis, boasting a variety of colourful borders, a feature brick wall, a designated flower bed, and mature hedges and trees that ensure a high degree of privacy, offering a serene retreat, perfect for al-fresco dining with friends and family or simply unwinding in a tranquil environment.

Approached via a crescent gravel driveway with double wooden gated access, this property offers ample off-road parking and leads to a single garage and the main entrance. Upon entering, you are greeted by a welcoming entrance hall, complete with a downstairs cloakroom. This entrance hall connects to a delightful and bright dual-aspect sitting room, featuring an impressive brick surround fireplace with a log-burning stove, creating the perfect ambiance for relaxation and cosy evenings with loved ones. Adjacent to the sitting room is a generously sized formal dining room, ideal for hosting both formal dinners and social gatherings. The dining room also offers an opportunity for indoor/outdoor living, thanks to sliding patio doors that open onto a patio area, perfect for al-fresco dining. At the front of the property, the separate kitchen overlooks the front aspect and includes a range of base and wall-mounted units, an integral dishwasher, and space for a Range Master cooker. Additionally, a spacious larder provides convenient extra storage. Off the kitchen, a separate utility/boot room offers further storage and space for additional appliances, providing access from the front of the residence through to the rear garden.

Ascending from the entrance hall, the stairs lead to a spacious first-floor landing, providing access to four double bedrooms, including the master en-suite, and the family bathroom. A corridor from the first floor landing leads to the well-proportioned master bedroom, which features built-in storage and offers an elevated view of the private rear garden. The master bedroom also includes a half-tiled en-suite shower room. The second bedroom offers generous double accommodation with a dual-aspect outlook and views over the rear garden. The third bedroom, also located at the rear, is a spacious double with views of the private grounds. Situated at the front of the property, the fourth bedroom is a good-sized double that can also serve as a versatile space, ideal for a home office. Completing the first-floor accommodation, the family bathroom features a low-level W.C., a vanity wash hand basin with storage underneath, and a panelled bath with an overhead shower, perfect for relaxation and rejuvenation.





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Stepping outside, the patio area seamlessly connects to a designated seating space, offering an idyllic setting to entertain guests in the summer sun. This area provides picturesque views across the mature and private rear garden, which stretches approximately 140 feet in length. The expansive garden is beautifully laid to lawn and bordered with colourful flower beds, mature hedges, and trees, creating a serene and secluded atmosphere perfect for relaxation and unwinding. The garden's design and lush greenery make it an ideal retreat, where one can enjoy al-fresco dining or simply bask in the tranquillity of the surroundings. As you move further down the garden, you'll encounter a prominent feature wall that adds character and structure to the outdoor space. Beyond this wall lies additional lawned space, which presents an excellent opportunity to create a detached home office, subject to planning approval, adding further convenience to this family residence with the comfort of working from home.

Lancot Avenue is located at the foot of Dunstable Downs and the Chiltern Hill ANOB, offering scenic countryside walks within close proximity of this family residence. The Bedfordshire town of Dunstable offers residents a variety of local amenities nearby such as local shops, supermarkets, pub/restaurants, Post Office, Doctors Surgery and Pharmacy, as well as good schooling nearby including Lancot Primary School within easy walking distance to the residence. Dunstable also offers excellent transport links to London with the M1 Junction 11 approximately 3 miles away, whilst efficient train services from either Leighton Buzzard to Euston or Luton Parkway to St. Pancras connect to the capital from 30 minutes, making Lancot Avenue the ideal location for families and those commuting to the capital, or to explore the wider area.



- Extended Four Bedroom Detached Family Residence
- Dual Aspect Sitting Room & Log Burning Stove
- Spacious Formal Dining Room
- Separate Kitchen & Utility/Boot Room
- Master en Suite & Three Double Bedrooms
- Family Bathroom & Downstairs Cloakroom
- Private Rear Garden Reaching Approx. 140ft.
- Off Road Parking for Multiple Vehicles & Garage
- Sought After No Through Road Location
- Excellent Transport Links to London Nearby

Property Information

Tenure: Freehold

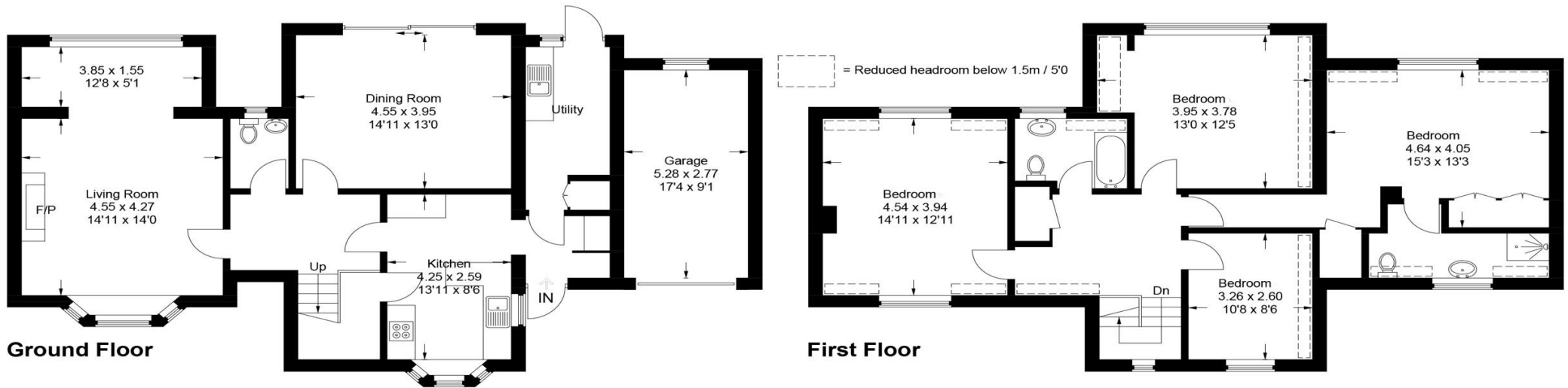
Gas, Mains Water, Electricity

EPC Rating: Band D

Council Tax: Band G

Local Authority: Central Bedfordshire Council

Approximate Gross Internal Area
 Ground Floor = 84.3 sq m / 907 sq ft
 First Floor = 92.0 sq m / 990 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 190.5 sq m / 2,050 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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