

# HUNTERS®

HERE TO GET *you* THERE



## Lancot Avenue

Dunstable, LU6 2AW

Offers In Excess Of £700,000



Council Tax: E



# 13 Lancot Avenue

Dunstable, LU6 2AW

Offers In Excess Of £700,000



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **UTILITY ROOM**
- **GARAGE**
- **BATHROOM and ADDITIONAL SHOWER ROOM**
- **SOUGHT AFTER LOCATION**
- **OPEN PLAN KITCHEN/DINING ROOM**
- **CLOAKROOM**
- **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**
- **APPROX. 130FT REAR GARDEN**
- **INTERACTIVE VIRTUAL TOUR**

Hunters are delighted to market this FOUR bedroom EXTENDED detached family home, located within a popular residential road.

This beautifully presented home offers flexible and versatile living accommodation with an open kitchen dining room area with a well-appointed fitted kitchen, lounge which opens up to the generous sized landscaped rear garden. There is a separate utility room and a downstairs cloakroom.

First floor accommodation comprises the four bedrooms, family bathroom, plus a Jack and Jill shower room for the second bedroom.

Externally the landscaped rear garden is mainly laid to lawn with a paved patio seating area, with mature flower beds and hedged borders. To the front is a garage and driveway parking.

## Entrance Hall

Entry via a part glazed doors. Double glazed bay window to front aspect. Wood effect flooring and a radiator. Stairs rising to the first floor. Storage cupboards.

## Lounge

Double glazed bay window to front aspect. Electric fireplace. Fitted carpet and radiator. Double glazed door opening to the rear garden.

## Kitchen/Dining Room

Double glazed window to rear aspect. Feature bulls-eye window to front aspect. A range of wall and floor mounted units consisting of drawers and cupboards with a Quartz worktop. Single bowl stainless steel sink. Electric hob with a Quartz splash back and extractor over. Integrated dishwasher and fridge-freezer. Tiled flooring and radiator.

## Utility Room

Double glazed window to side aspect. Part glazed door opening to the rear garden. Wood effect flooring and radiator. Plumbing for washing machine and space for a tumble dryer.

## Cloakroom

Double glazed dual aspect windows. Two piece suite comprising; W/C and wash hand basin. Wood effect flooring and radiator.

## Landing

Double glazed dual aspect windows. Fitted carpet and radiator. Airing cupboard and a separate storage cupboard. Enclosed gas boiler.

## Bedroom One

Double glazed window to rear aspect. Fitted carpet and radiator.

## Bedroom Two

Double glazed window to rear aspect with a Juliet balcony. Wood effect flooring and radiator. Door to a Jack and Jill shower room.

## Bedroom Three

Double glazed window to rear aspect. Wood effect flooring and radiator.

## Bedroom Four

Double glazed window to front aspect. Wood effect flooring and radiator.

## Shower Room

Jack and Jill shower room with a door opening to the second bedroom and landing. Three piece bathroom suite comprising; Shower, W/C and wash hand basin. Tiled flooring and heated towel rail.

## Bathroom

Double glazed window to front aspect. Three piece bathroom suite comprising; Bath with mixer taps and shower, W/C and wash hand basin. Wood effect tiled flooring.

## Front

Gravelled driveway parking for multiple vehicles. Hedged border's and flower beds .

## Garage

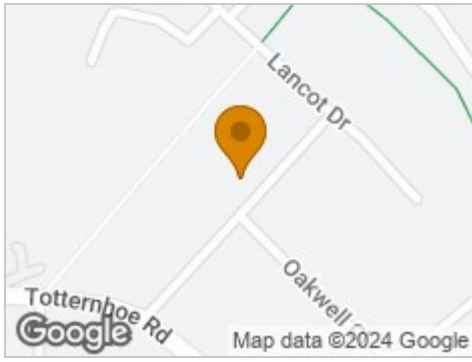
Barn style doors. Power and lighting. Part glazed door opening to the garden and an integral door opening to the utility room.

## Rear

Landscaped rear garden. Approx. 130ft this stunning garden is mainly laid to lawn with a patio seating area and beautiful mature flower beds.



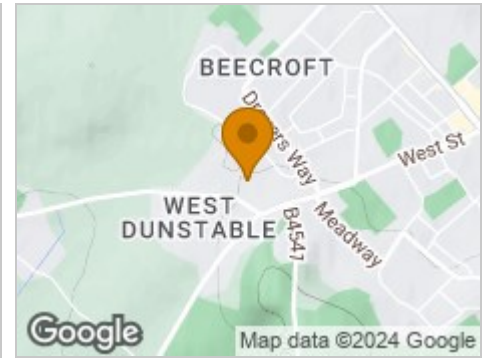
## Road Map



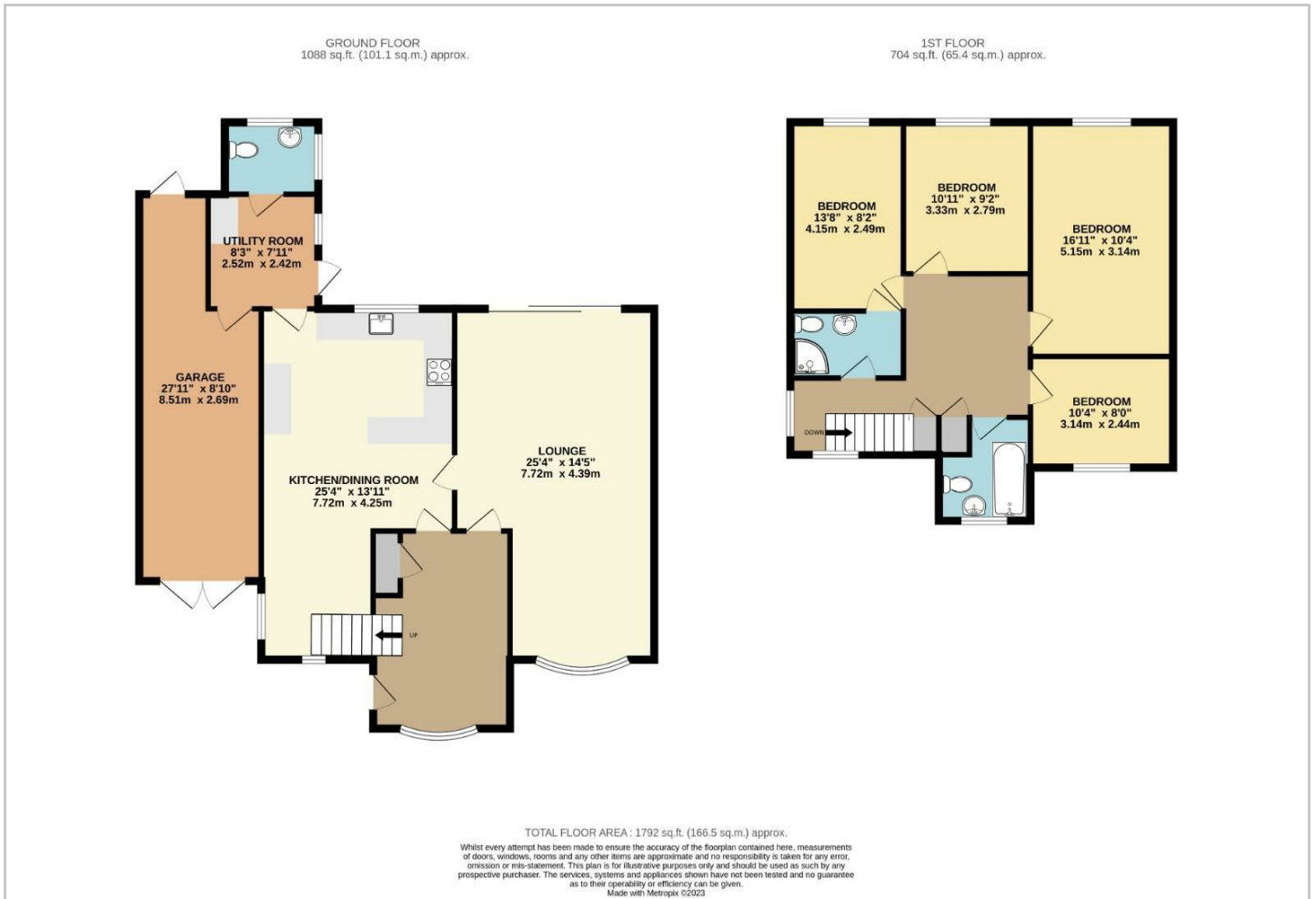
## Hybrid Map



## Terrain Map



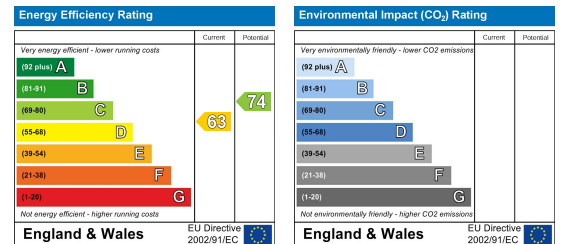
## Floor Plan



## Viewing

Please contact our Hunters Leighton Buzzard Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.