



**Connells**

Gainsborough Drive  
Houghton Regis Dunstable



### Property Description

\*PRIVATE FRONT AND REAR GARDEN\*  
\*CUL-DE-SAC SITUATED\* \*ALLOCATED  
PARKING\* \*EXCELLENT A5-M1 LINKS\*

Enjoy living in this well presented one bedroom cluster home located in a quiet cul-de-sac in the well regarded Houghton Hamlets location of Houghton Regis!

Accommodation comprises; entrance porch, lounge / diner and fitted kitchen to ground floor with the first floor comprising a double bedroom and family bathroom. Outside, the property boasts a private front and rear garden and allocated parking.

The home is ideally located close to a wide range of local amenities, leisure facilities and commuter access via the A5-M1 bypass link.

### Entrance Porch

Double glazed door to front aspect.

### Lounge / Diner

12' 1" x 12' ( 3.68m x 3.66m )

Double glazed patio doors to private garden, radiator, TV point, carpeted flooring, stairs to landing.

### Kitchen

11' 11" x 5' 6" ( 3.63m x 1.68m )

Fitted kitchen, wall and base units, double

glazed window to side aspect, one and a half bowl sink / drainer, work surfaces, integrated oven and hob, cooker-hood, space for washing machine, space for fridge / freezer, CH boiler, tiled flooring

### Landing

Stairs from lounge, loft access, carpeted flooring, built in storage cupboard.

### Bedroom One

11' 4" x 8' 8" ( 3.45m x 2.64m )

Double glazed window to side aspect, built in wardrobes, radiator, TV point, carpeted flooring.

### Bathroom

Double glazed window to side aspect, radiator, bath with taps, shower, wash hand basin, WC, part tiled walls.

### Outside

### Front Garden

Laid to lawn.

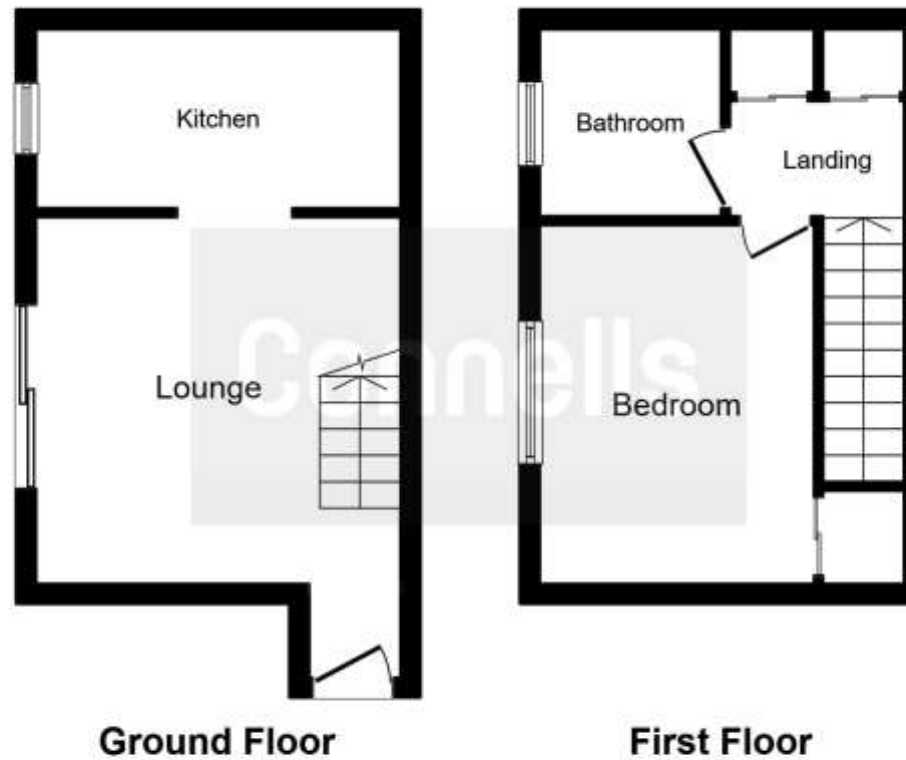
### Rear Garden

Fence enclosed, patio, laid to lawn, side gate access.









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).  
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To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

**EPC Rating: D**

Tenure: Freehold

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