



**Connells**

Leaside  
Houghton Regis Dunstable

# Leaside Houghton Regis Dunstable LU5 5RF

for sale offers in excess of  
**£250,000**



## Property Description

**\*TWO BEDROOM SEMI-DETACHED\* \*NO UPPER CHAIN\* \*ALLOCATED PARKING\* \*EXCELLENT A5/M1 COMMUTER ACCESS\***

Connells are pleased to present this spacious two bedroom property situated in a quite area of Houghton Regis.

The properties accommodation comprises; entrance hall, lounge / diner and kitchen the rear. Upstairs features two goodsize bedrooms and family bathroom. Outside the property benefits from front and rear gardens with garage parking to the rear.

Call now to arrange your viewing....

## Entrance Hall

Door to front aspect

## Lounge

12' 11" x 13' 3" ( 3.94m x 4.04m )  
window to front, radiator, carpet flooring

## Kitchen

13' 1" x 9' 8" ( 3.99m x 2.95m )  
Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one and half bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

## Bedroom One

11' 2" x 9' 10" ( 3.40m x 3.00m )  
window to front aspect, radiator.

## Bedroom Two

10' 10" x 8' 1" ( 3.30m x 2.46m )  
window to rear aspect.

## Bathroom

bath, shower, w/c.

## Outside

### Front Garden

Laid to lawn, patio

### Rear Garden

laid to lawn, patio.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN310804](http://connells.co.uk/Property/DUN310804)**



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.

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