



**Connells**

Linden Close  
Dunstable



# Linden Close Dunstable LU5 4PF

for sale offers in excess of  
**£325,000**



## Property Description

\* \*EAST DUNSTABLE LOCATION\* \*NO UPPER CHAIN\* \*13 FT KITCHEN / DINER\* \*22 FT LOUNGE\* \*GARAGE IN BLOCK\*

A fantastic opportunity to own a two bedroom semi-detached bungalow situated in the highly sought after location of East Dunstable!

This spacious and fully refurbished property comprises of; Entrance hall, lounge / diner, kitchen, conservatory, two goodsize bedrooms and family bathroom. Outside, the home boasts a good size rear / side garden with potential to extend subject to planning permission.

Furthermore, the property is conveniently located within short walking distance to a wide range of local amenities, several good schools and excellent commuter access with easy A5-M1 links available and the Guided Busway which provides fast and convenient access to Luton Train Station and Luton Airport Parkway.

## Entrance Porch

Doors to front aspect.

## Lounge

22' 5" x 15' 4" ( 6.83m x 4.67m )

window to front aspect, radiator. laminate flooring

## Kitchen

12' 4" x 7' 2" ( 3.76m x 2.18m )

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

## Bedroom One

13' x 8' 11" ( 3.96m x 2.72m )

Window to front aspect, radiator, tiled flooring

## Bedroom Two

11' 10" x 6' 11" ( 3.61m x 2.11m )

window to rear aspect, radiator, laminate flooring.

## Bathroom

window to rear aspect, shower cubical, wash hand basin.

## Front Garden

laid to lawn.

## Rear Garden

Artificial grass, patio, side access













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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/DUN310820](http://connells.co.uk/Property/DUN310820)**

Tenure: Freehold



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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