



**Connells**

Winfield Street  
Dunstable



## Property Description

**\*CENTRAL TOWN LOCATION\* \*SEPARATE LOUNGE AND DINNING ROOM\* \*ON STREET PARKING \*EXCELLENT A5 & M1 ACCESS\***

Enjoy living in this spacious and exceptionally well presented two / three bedroom home situated on a well regarded road in a convenient location!

Property comprising; entrance hall, lounge, dining area, fitted kitchen and access to the basement. Whilst the first floor comprises; landing, two good size bedrooms and spacious family bathroom. Outside, the property benefits from low maintenance rear / front garden and on road parking.

Furthermore, the property is conveniently situated as to provide easy access to local amenities, schools and excellent A5 and M1 links.

## Entrance Hall

Door to front aspect

## Lounge

13' 6" x 11' 10" ( 4.11m x 3.61m )

Double glazed window to front aspect, radiator, carpeted flooring.

## Dining Room

19' x 7' ( 5.79m x 2.13m )

Double glazed window to rear aspect

## Kitchen

14' 9" x 10' 11" ( 4.50m x 3.33m )

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

## Bedroom One

10' 10" x 14' 4" ( 3.30m x 4.37m )

X2 Double glazed window's to front aspect, radiator.

## Bedroom Two

12' 2" x 9' 2" ( 3.71m x 2.79m )

Double glazed window to rear aspect,

## Bathroom

Shower cubicle, WC, wash hand basin. window to side and rear aspect.

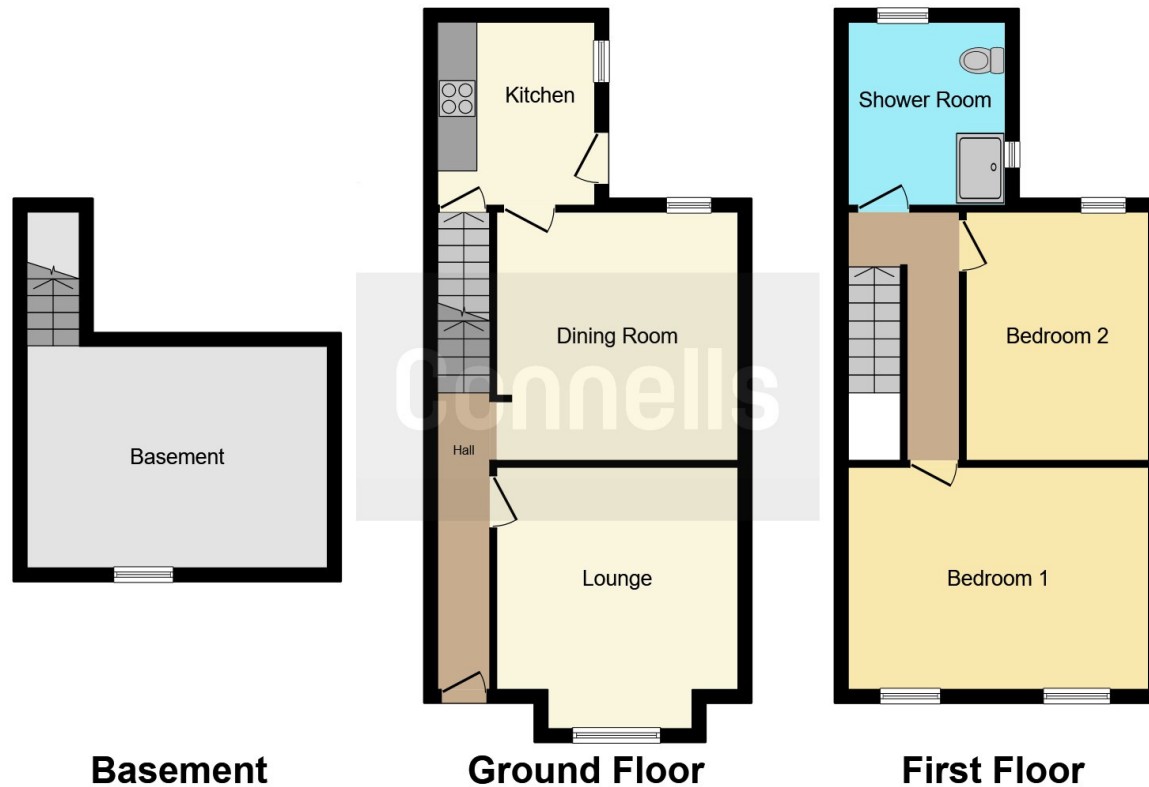
## Rear Garden

Patio, laid to lawn









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). Powered by [www.focalagent.com](http://www.focalagent.com)

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

19 High Street North  
 DUNSTABLE LU6 1HX

**EPC Rating: E**

Tenure: Freehold

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