



**Connells**

Leighton Court  
Dunstable



# Leighton Court Dunstable LU6 1EW

for sale guide price  
**£350,000**



## Property Description

\* \*WEST DUNSTABLE LOCATION\*  
\*GARAGE\* \*OFF ROAD PARKING\*  
\*GROUND FLOOR CLOAKROOM\* \*NO  
UPPER CHAIN\*

Situated in a well regarded and desirable location of Dunstable, this spacious three bedroom end-terraced home is offered for sale with no upper chain!

The accommodation comprises; entrance porch, entrance hall, cloakroom, 26ft lounge / diner, 12ft fitted kitchen to ground floor. The first floor boasts three good size bedrooms and family bathroom. Outside, the home benefits from integral garage and off road parking to the front.

The property is located in a family friendly area; close to a variety of good schools, local amenities and A5-M1 links - appealing to first time buyers and families!

## Entrance Hall

Door to front aspect

## Cloakroom

W/c, wash hand basin

## Lounge

26' 5" x 11' 2" ( 8.05m x 3.40m )

Window to rear aspect, carpet flooring,

radiator

## Kitchen

12' x 8' 11" ( 3.66m x 2.72m )

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

## Bedroom One

11' 8" x 8' 2" ( 3.56m x 2.49m )

Window to rear, radiator, carpet

## Bedroom Two

12' 5" x 11' 9" ( 3.78m x 3.58m )

Window to rear, radiator, carpet

## Bedroom Three

9' 9" x 8' 3" ( 2.97m x 2.51m )

Window to front, radiator, carpet

## Bathroom

Double glazed window to front aspect, radiator, bath with overhead shower, wash and hand basin. extractor fan, WC,

## Outside

## Front Garden

Off road parking

## 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)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online** [connells.co.uk/Property/DUN311375](http://connells.co.uk/Property/DUN311375)

Tenure: Freehold



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