



Connells

Ludun Close
Dunstable

Ludun Close Dunstable LU5 4PN

for sale offers over
£375,000



Property Description

* *EAST DUNSTABLE LOCATION* *NO UPPER CHAIN* *KITCHEN / DINER* *LOUNGE* *OFF ROAD PARKING FOR 2/3 CARS*

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

This spacious and well positioned property comprises of; entrance hall, lounge, kitchen, diner, two goodsize bedrooms and family bathroom. Outside, the home boasts driveway to the front and low maintenance rear garden.

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.

A unique selling point of this property is that it is 'Disabled Friendly' - Benefitting from extra wide doorways and waist level plug sockets.

Entrance Hall

Door to front aspect, extra wide doorway, waist level plug sockets.

Lounge

17' 7" x 9' 5" (5.36m x 2.87m)

Extra wide doorway, waist level plug sockets, windows to rear aspect, radiator, patio doors leading to rear garden

Dining Room

11' 2" x 9' (3.40m x 2.74m)

Extra wide doorway, waist level plug sockets, radiator,

Kitchen

9' x 8' 2" (2.74m x 2.49m)

Extra wide doorway, waist level plug sockets, fitted kitchen, wall and base units, double glazed window to side aspect, work surfaces, one bowl sink / drainer, cooker hood, mostly integrated appliances.

Bedroom One

10' x 13' 11" (3.05m x 4.24m)

Extra wide doorway, waist level plug sockets, window to front aspect, radiator, carpet flooring.

Bedroom Two

9' 11" x 12' 2" (3.02m x 3.71m)

Extra wide doorway, waist level plug sockets, window to front aspect, radiator, carpet flooring.

Bathroom

Extra wide doorway, waist level plug sockets, window to side aspect, shower over bath, wash hand basin, WC.

Loft

Fully boarded, light.

Outside

Front Garden

Off road parking for 2/3 cars.

Rear Garden

Patio,

Brick Built Outhouse

Complete with power and light - Ideal for Home Office or Storage.









EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311603

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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