

Dunstable Office:

01582 477 077



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

Spoondell, Dunstable
Offers Over £300,000 Freehold



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The Property Experts with the Personal Touch

Spoondell, Dunstable

Offers Over £300,000



Entrance Hall

19'0" x 5'9" (5.79m x 1.75m)
Laminate flooring, radiator, stairs.

Living Room

12'9" x 15'9" (3.89m x 4.80m)
laminate flooring, Double radiator, double glazed window, double glazed double door to rear garden.

Kitchen/Diner

15'5" x 9'8" (4.70m x 2.95m)
Refitted with a matching range of base and eye level units and cupboards, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, gas points for cooker, double glazed window to front, door to Storage cupboard, laminate flooring.

WC

5'7" x 2'9" (1.69m x 0.83m)
Double glazed window to front, two piece suite wash hand basin and low-level WC, full height tiling to all walls, double radiator.

Landing

10'1" x 5'9" (3.07m x 1.75m)

Main Bedroom

9'11" x 9'6" (3.02m x 2.90m)
Double glazed window to front, radiator.

Bedroom 2

12'9" x 8'8" (3.89m x 2.64m)
Double glazed window to rear, radiator.

Bedroom 3

9'9" x 6'9" (2.98m x 2.06m)
Double glazed window to rear, double radiator.

Study

7'6" x 9'8" (2.28m x 2.95m)
Sliding door

Bathroom

5'8" x 5'9" (1.73m x 1.75m)
Three piece suite comprising "P" shaped bath, with fitted electric shower over, low level W.C, sink unit with mixer taps, full height tiling to three walls, tiled flooring, double glazed window to front,

Rear Garden

Patio area with steps leading to lawn, further steps leading to seating area. Enclosed by fencing, gated access to side.

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

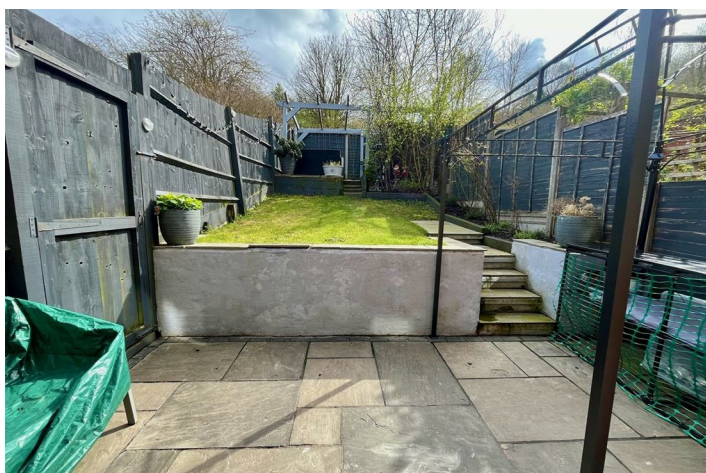
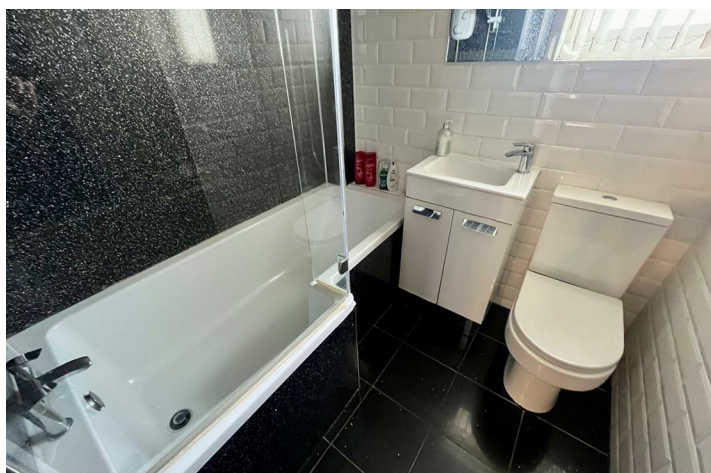
Offered for sale in IMMACULATE CONDITION, this PERFECT FAMILY HOME offers over 900 SQ.FT of living accommodation and is located in the EVER POPULAR, SOUTH-WEST OF DUNSTABLE.

Household Estate Agents are delighted to market this MUCH IMPROVED PROPERTY which benefits from a MODERN RE-FITTED KITCHEN, DOWNSTAIRS W.C, THREE DOUBLE BEDROOMS and COMMUNAL PARKING. The home further benefits from uPVC DOUBLE GLAZING THROUGHOUT and GAS CENTRAL HEATING.

The accommodation comprises an entrance hall, cloakroom, kitchen/diner, living room, first-floor landing, three bedrooms, study, and family bathroom.

This home benefits from a fantastic location with great road links to the M1 Motorway, nearby MAINLINE TRAIN STATIONS, and brilliant SCHOOLING such as LARK RISE ACADEMY, PRIORY ACADEMY, and QUEENSBURY ACADEMY.

TENURE - FREEHOLD
COUNCIL TAX BAND - C
EPC RATING - D



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Road Map



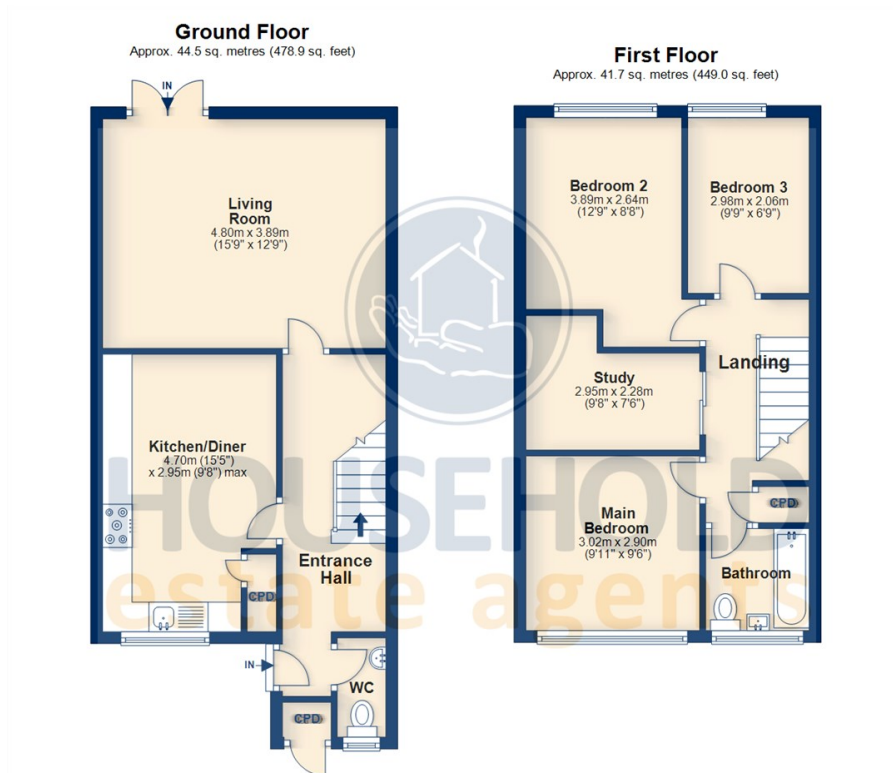
Hybrid Map



Terrain Map



Floor Plan



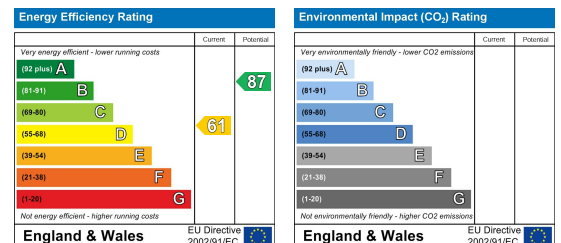
Total area: approx. 86.2 sq. metres (927.9 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, mis-statement or use of any data shown on the final floorplan.
Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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