



Available to Let. Located on the outskirts of Dunstable, at the foot of the stunning Dunstable Downs, Icknield Way Farm Cottages is a delightful semi-detached bungalow offering a perfect blend of comfort and modern living. With three well-proportioned bedrooms, one of which can easily serve as a separate lounge or sitting room, this property is ideal for those seeking a versatile living space.

The heart of the home features a contemporary open-plan kitchen, dining, and living area, creating a warm and inviting atmosphere for both relaxation and entertaining.

The bungalow boasts a well-appointed bathroom and ample parking to the front, along with a garage for additional storage or convenience. The large rear garden is a standout feature, providing a private outdoor sanctuary perfect for gardening, play, or simply enjoying the fresh air.

This property enjoys a tranquil setting while remaining close to the amenities of nearby Eaton Bray, Edlesbrough, and Ivinghoe. The location offers a wonderful balance of rural charm and accessibility, making it an excellent choice for those looking to enjoy the best of both worlds.

This bungalow is a rare find, combining modern living with a peaceful environment, and is sure to appeal to a wide range of tenants. Don't miss the opportunity to make this lovely property your new home.



ENTRANCE HALL

Double glazed front door and obscured double glazed window, both to the side aspect. Radiator. Tiled floor. Cupboard housing electric combi boiler and washing machine. Separate storage cupboard.

SITTING ROOM

Double glazed window to the front aspect and double glazed patio doors leading to the rear garden. Radiator. Tiled floor.

KITCHEN

Fitted with a range of modern wall and base units with worksurface over and splashbacks. Integrated appliances include an electric oven and hob, with extractor hood, plus a fridge/freezer and slimline dishwasher. Tiled floor. Inset ceiling spotlights. Double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the rear aspect. Radiator. Fitted carpet.

BEDROOM TWO

Double glazed window to the front aspect. Fitted carpet. Radiator.

BEDROOM THREE

Double glazed window to the front aspect. Fitted carpet. Radiator.

BATHROOM

Comprising a WC, vanity unit with inset wash hand basin and a panelled bath with shower over. Part tiled walls and tiled floor. Heated towel rail. Extractor fan. Obscured double glazed window to the rear aspect.

TO THE FRONT

Block paved driveway providing off road parking for up to 3 vehicles with a shrub boundary on the left hand side.

REAR GARDEN

Offering outstanding countryside views, at the rear there is an easy to maintain garden, laid mainly to lawn, with a block paved patio area. Outside tap and lights. Boundary hedge and fencing with pedestrian access to the side of the property.

GARAGE

A single garage, situated in an adjacent block of garages, with an up and over door.

VIEWING

By appointment through Bradshaws.

REFERENCING

All tenancies are subject to satisfactory referencing.

DISCLAIMER

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

