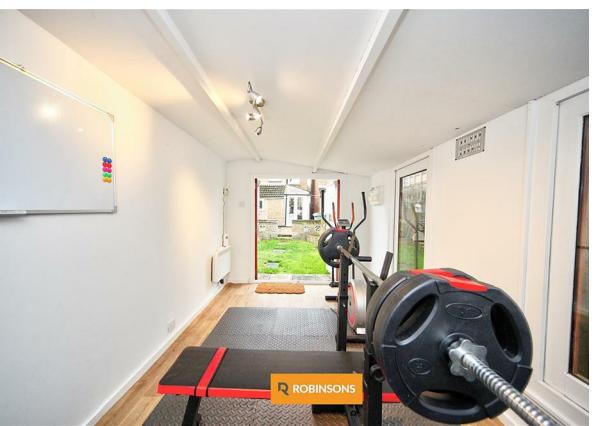
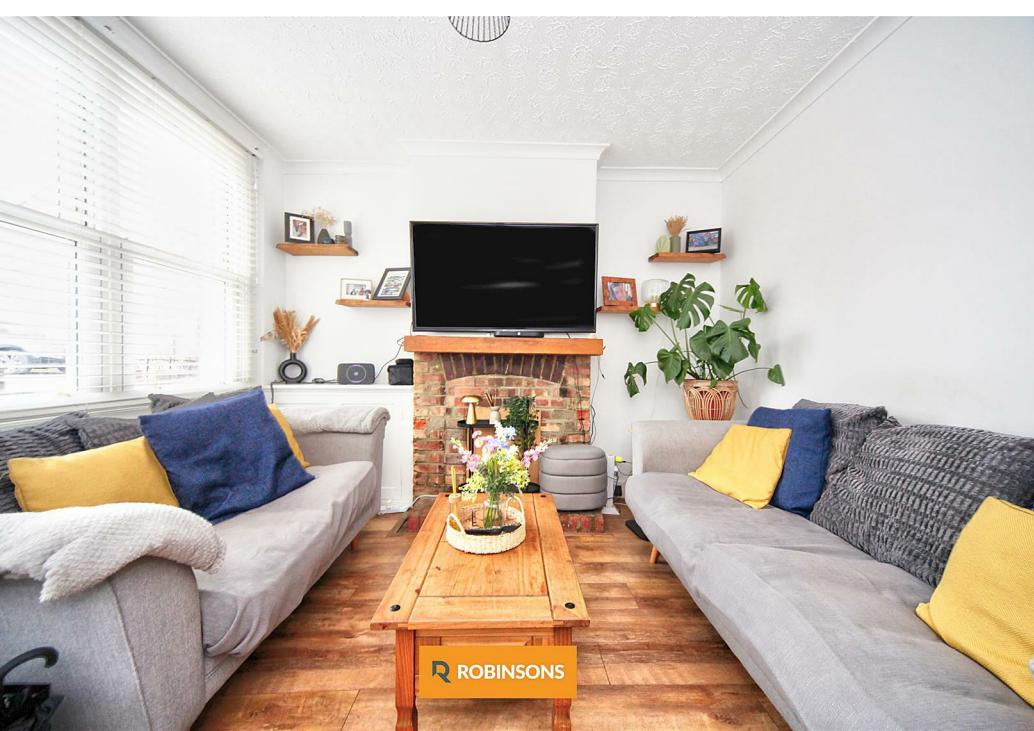
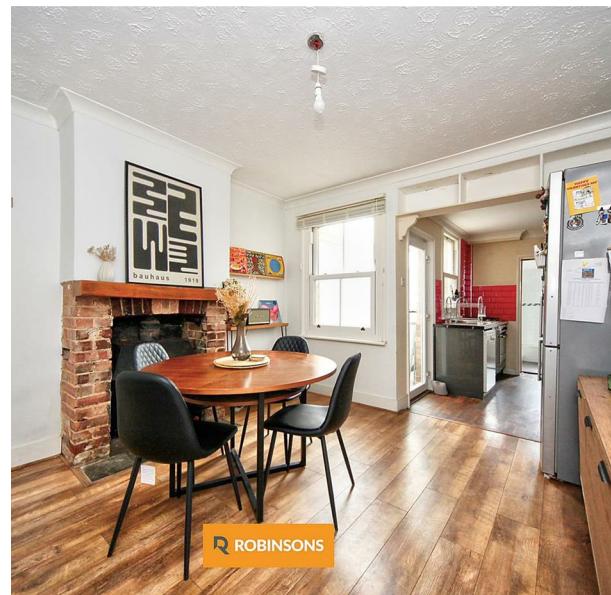


12 Englands Lane, Dunstable, LU5 4HT  
£295,000

**R** ROBINSONS



STUNNING TWO-BEDROOM PERIOD HOME IN THE SOUGHT-AFTER PRIORY AREA, PERFECTLY LOCATED WITH EASY ACCESS TO THE M1 MOTORWAY AND EXCELLENT BUS LINKS. WITHIN CATCHMENT FOR THE HIGHLY REGARDED ALL SAINTS ACADEMY AND WEATHERFIELD ACADEMY.

This traditional two-bedroom terraced home combines period character with modern living. On the ground floor, the property offers a separate lounge and dining room, providing both comfortable living and entertaining areas. The kitchen is complemented by a utility room, while a conveniently located downstairs shower room adds practicality for busy households.

Upstairs, the spacious master bedroom benefits from an en-suite shower room, and the second bedroom provides access to a loft room, offering additional storage or the potential for a home office.

Outside, the north-facing rear garden features a well-maintained lawn and a stunning summerhouse with electricity and electric heating, currently used as a home gym – perfect for relaxing, working out, or entertaining all year round.



20 West Street

Dunstable

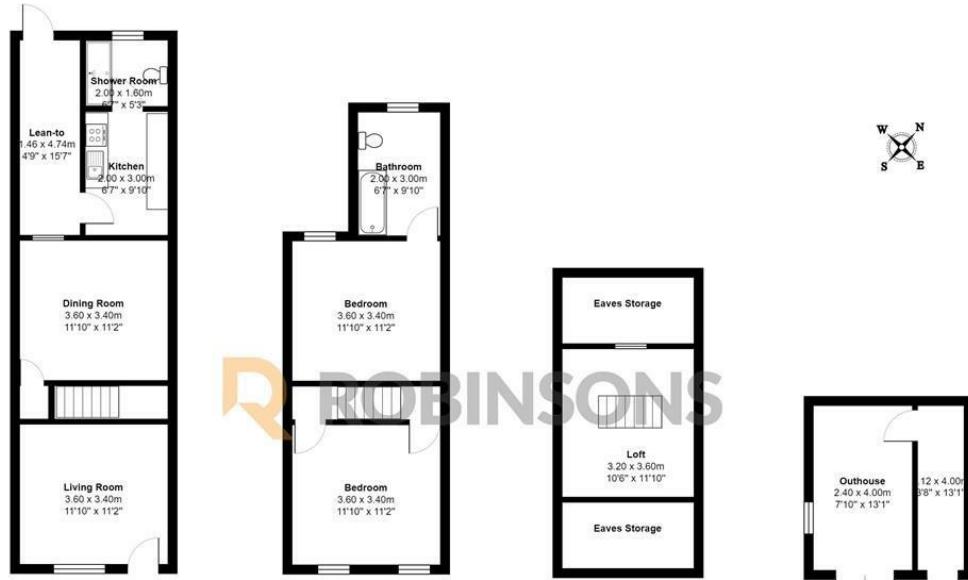
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Floorplan produced by Woodside Photography  
Floorplan is for illustration purposes only and all measurements are approximate



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 80      |           |
| EU Directive 2002/91/EC                     |   | 50      |           |