

98 Spinney Crescent, Dunstable, Bedfordshire, LU6 1AS  
£330,000

**ROBINSONS**



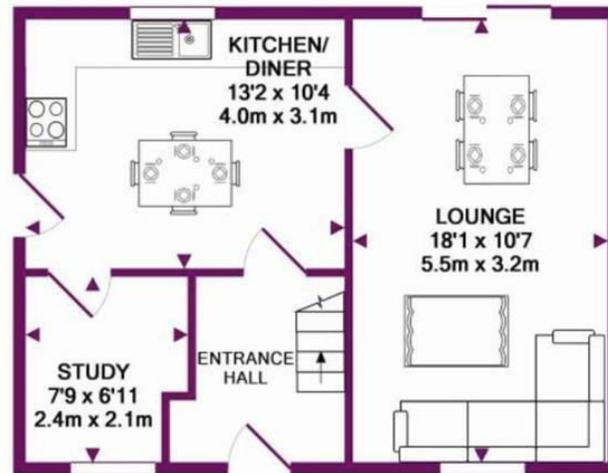
A THREE BEDROOM SEMI DETACHED FAMILY HOME IN SOUGHT AFTER WEST DUNSTABLE.

This well-presented three-bedroom, two-bathroom semi-detached home offers generous living space, a large rear garden and a private driveway – ideal for families.

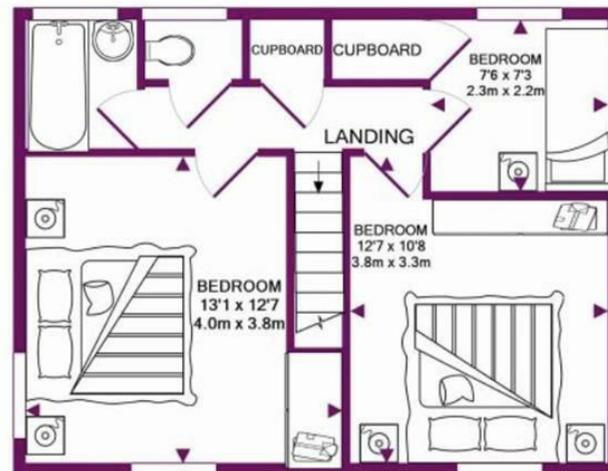
The ground floor features an entrance hallway, fitted kitchen, bright living room, shower room and conservatory overlooking the garden. Upstairs are three bedrooms, a family bathroom and a separate WC. Outside, there's a spacious rear garden, front garden and off-road parking.

Set in a quiet part of West Dunstable, the property is close to local shops, parks and major routes including the M1 and A5. The area is served by several well-rated schools such as Lark Rise Academy (Outstanding), Beecroft Academy (Good), Ashton St Peter's VA C of E School, and Queensbury Academy for secondary education.

With its family-friendly layout, excellent outdoor space and convenient location, this home is a great choice for buyers seeking a property in West Dunstable.



GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.9 SQ.M.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	