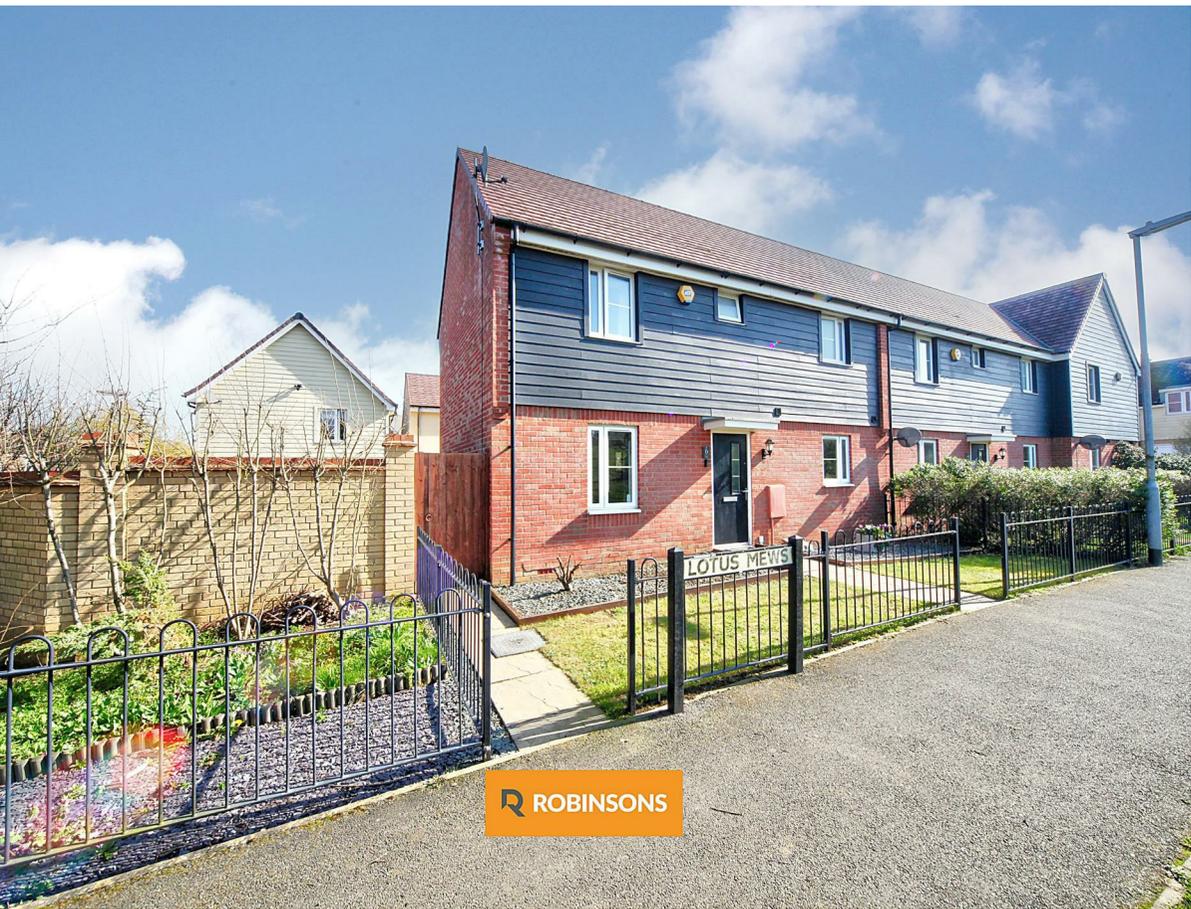


6 Lotus Mews, Dunstable, LU6 1FP
Asking Price £350,000



A WELL PRESENTED THREE BEDROOM FAMILY HOME WITH DRIVEWAY AND GARAGE, SITUATED WITHIN A MODERN DEVELOPMENT IN THE HIGHLY SOUGHT AFTER NORTH DUNSTABLE AREA, LU6.

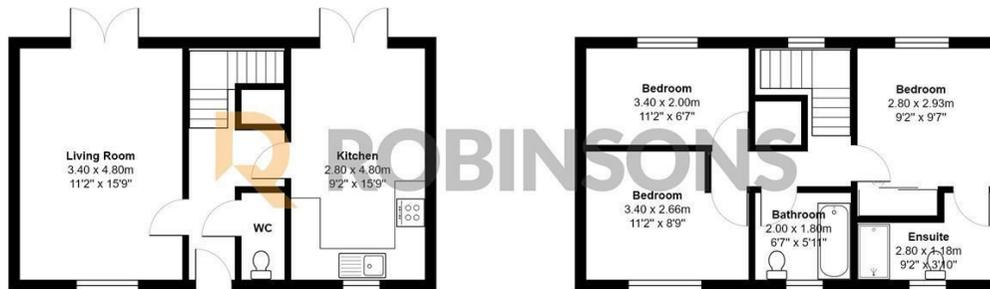
This attractive home offers well balanced and thoughtfully arranged accommodation, making it an excellent choice for families, first time buyers or those looking to upsize.

The ground floor features a bright and spacious living room, providing a comfortable setting for both relaxing and entertaining. To the rear, the kitchen diner is well laid out with ample storage, generous worktop space and room for dining, with direct access out to the garden. A convenient cloakroom and central hallway complete the ground floor.

Upstairs, the property offers three well proportioned bedrooms. The principal bedroom benefits from its own en suite shower room. A second double bedroom and a good sized third bedroom are served by a modern family bathroom. The first floor layout is practical and makes excellent use of space throughout.



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Total Area: 81.4 m² ... 876 ft²

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	82	82
(69-80) C		
(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	