

Boot Lane, Dunton - SG18 8RP

Guide Price £450,000

HARVEY ROBINSON

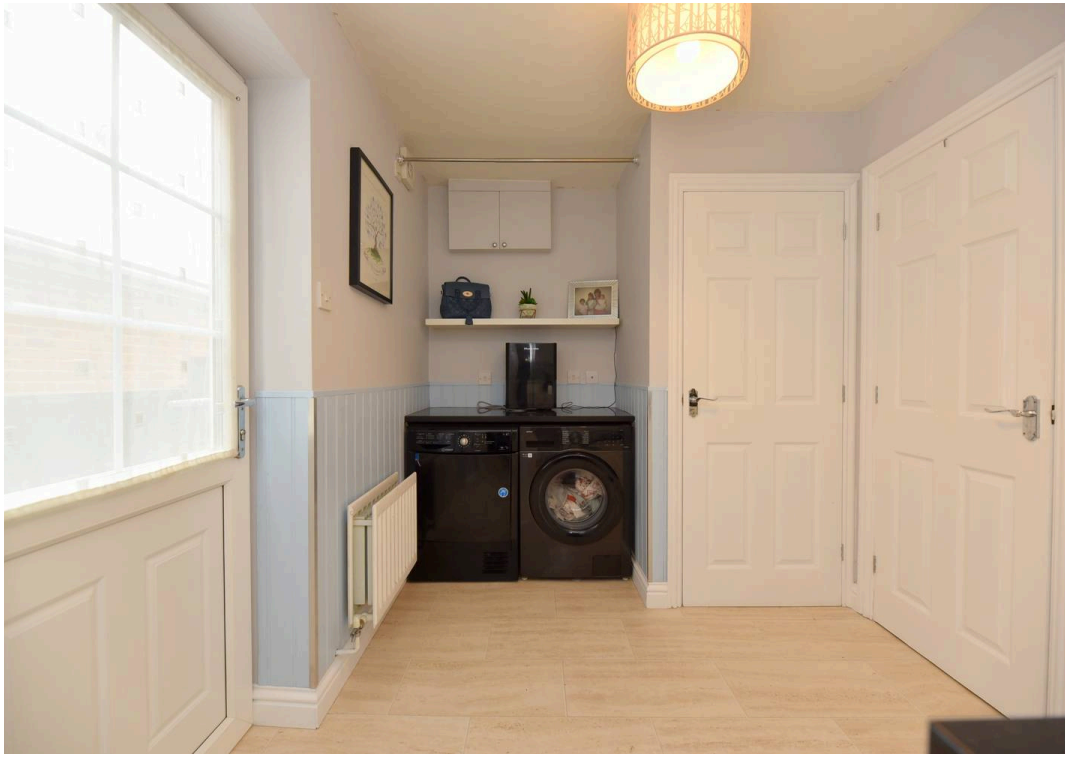
- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- COSY LOUNGE FLOWING THROUGH TO THE KITCHEN/DINING ROOM
- DEDICATED GROUND-FLOOR STUDY
- SPACIOUS OPEN-PLAN KITCHEN/DINING ROOM WITH CENTRAL ISLAND AND BREAKFAST BAR
- SEPARATE UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM + MODERN FAMILY BATHROOM
- FITTED STORAGE CUPBOARDS TO BEDROOMS TWO AND THREE
- LARGE LANDSCAPED REAR GARDEN WITH OUTDOOR OFFICE, EXTERNAL KITCHEN AND PIZZA OVEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES








GAME OF LIFE







Situated on Boot Lane in the sought-after village of Dunton, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, complemented by an impressive landscaped rear garden and excellent outdoor entertaining facilities.

Upon entering, you are welcomed into a cosy living room, providing a comfortable space to relax, which flows through into the fantastic-sized open-plan kitchen/dining room. This impressive space forms the heart of the home, featuring a central island which doubles as a breakfast bar, creating the perfect setting for everyday family living and entertaining. The ground floor is further enhanced by a separate utility room, a convenient downstairs cloakroom, a useful storage cupboard and a dedicated study, ideal for those working from home.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Bedrooms two and three both feature fitted storage cupboards, while a modern family bathroom completes the first-floor accommodation.

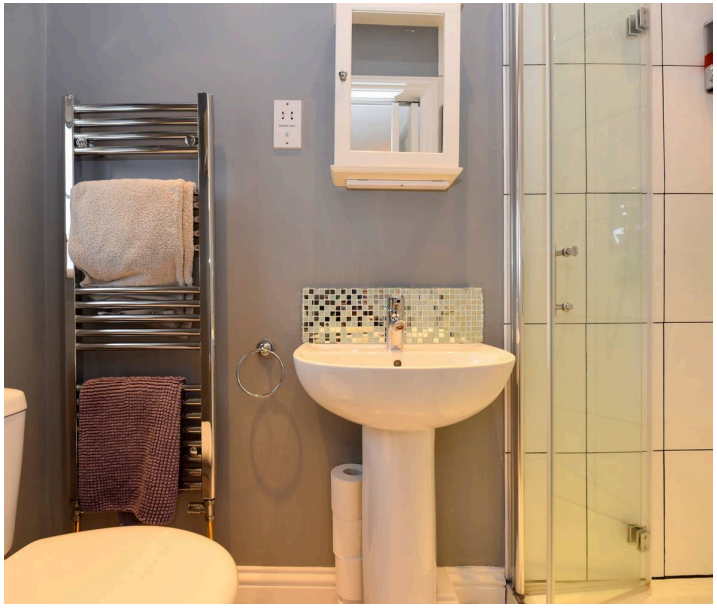
Externally, the property continues to impress with its large, landscaped rear garden, thoughtfully designed to create a fantastic space for both relaxation and entertaining. The garden benefits from a dedicated outdoor office, ideal for home working, alongside an external kitchen and pizza oven, perfect for enjoying al fresco dining and hosting family and friends. A rear gate provides direct access to the neighbouring public park, offering additional outdoor space to enjoy.

Further benefits include a driveway providing off-road parking for multiple vehicles.

Council Tax band: D

Tenure: Freehold













FAQ'S

Property Tenure: Freehold
Property Built: 1960-1970
Council Tax Band: D
EPC Rating:
Boiler age: TBC
Boiler last serviced: TBC
Rear Garden Aspect: South/East
Parking: Driveway
Water Meter: Yes
Loft: Partially Boarded
Primary School Catchment: Dunton CofE
Secondary School Catchment: Edward Peake / Stratton
What3Words Location: ///loses.staining.shift

SERVICES

Heating: Central heating (electric)
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

TRAVEL

Distance to A1: 2.6 miles
Biggleswade Railway Station: 3.7 miles
Cambridge: 20.5 miles
Bedford: 16.5 miles
London: 45.7 miles