



Periwinkle Lane, Dunstable, LU6  
£535,000

Pearl & Chance

## Periwinkle Lane, Dunstable, LU6

An impressive four bedroom detached family home offering over 1,530 sq ft of beautifully maintained living space. Built just eight years ago and benefiting from the remainder of its NHBC warranty, this exceptional home features a welcoming reception room, a versatile snug, a stunning 17ft kitchen/diner with integrated appliances, a separate utility room, downstairs WC and underfloor heating throughout the ground floor. Upstairs are four well proportioned bedrooms, including a generous main bedroom with an en suite shower room, together with a contemporary family bathroom. Outside, the 44ft north westerly facing garden enjoys afternoon and evening sunshine, while off street parking for two vehicles completes the picture. Ideally located close to well regarded schools, local amenities, parks, the M1, London Luton Airport and rail links into central London.

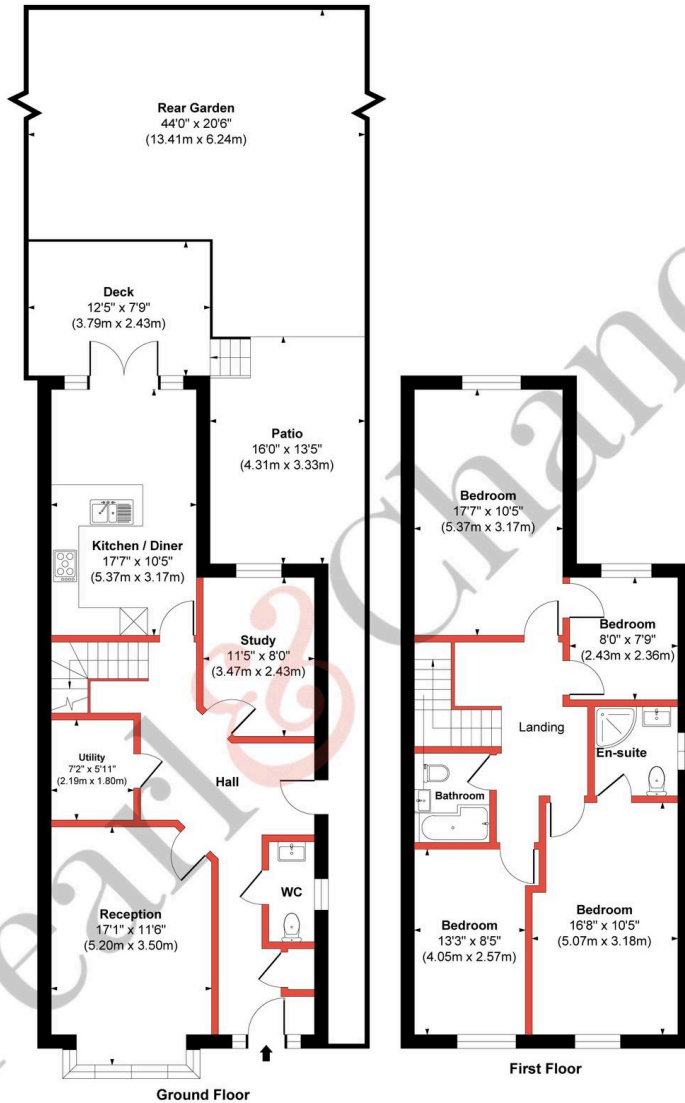
Connected Person Notice: In accordance with the


*Estate Agents Act 1979, we disclose that the owner of this property is a relative of the director of Pearl & Chance.*

- Freehold
- Detached House
- Four Bedrooms
- Two Bathrooms
- Downstairs WC
- Off Street Parking
- Kitchen Diner
- Underfloor Heating







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	<b>82</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

-  4
-  2
-  1

 1,532 sq. ft / 142.32 sq. m

Approximate Gross Internal Area  
For Identification only, not to scale



## Pearl & Chance

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.