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# 15 Lancot Avenue, Dunstable, LU6 2AW

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## Offers In Excess Of £615,000

- CHAIN FREE EXTENDED THREE/ FOUR-BEDROOM DETACHED FAMILY HOME
- SPACIOUS ENTRANCE HALL AND BAY-FRONTED LOUNGE WITH LOG BURNER
- GROUND FLOOR HOME OFFICE, UTILITY ROOM AND SHOWER ROOM
- APPROXIMATELY 120FT MATURE REAR GARDEN WITH PATIO AND LAWN
- WELL PRESENTED THROUGHOUT
- HIGHLY SOUGHT-AFTER LOCATION IN DUNSTABLE
- MODERN KITCHEN WITH ADDITIONAL SECONDARY KITCHEN AREA
- THREE WELL-PROPORTIONED BEDROOMS AND FOUR-PIECE FAMILY BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- INTERACTIVE VIRTUAL TOUR

This beautifully presented and extended three/four-bedroom detached family home is set within the ever-popular area of Dunstable, offering spacious and versatile living throughout.

Upon entering, you are welcomed by a generous entrance hall with stairs rising to the first-floor landing. The bright and inviting lounge features a charming bay window and a cosy log burner, creating the perfect space to relax. The well-equipped kitchen offers a range of floor and wall-mounted units and seamlessly flows into a secondary kitchen area—ideal for additional storage or freestanding appliances.

A stunning reception room to the rear overlooks the mature garden. Originally a conservatory, the current owners have thoughtfully upgraded it with a solid roof, transforming it into a comfortable, year-round living space. The ground floor further benefits from a study that can also be used as a fourth bedroom, utility room, shower room, and a convenient understairs cloakroom.

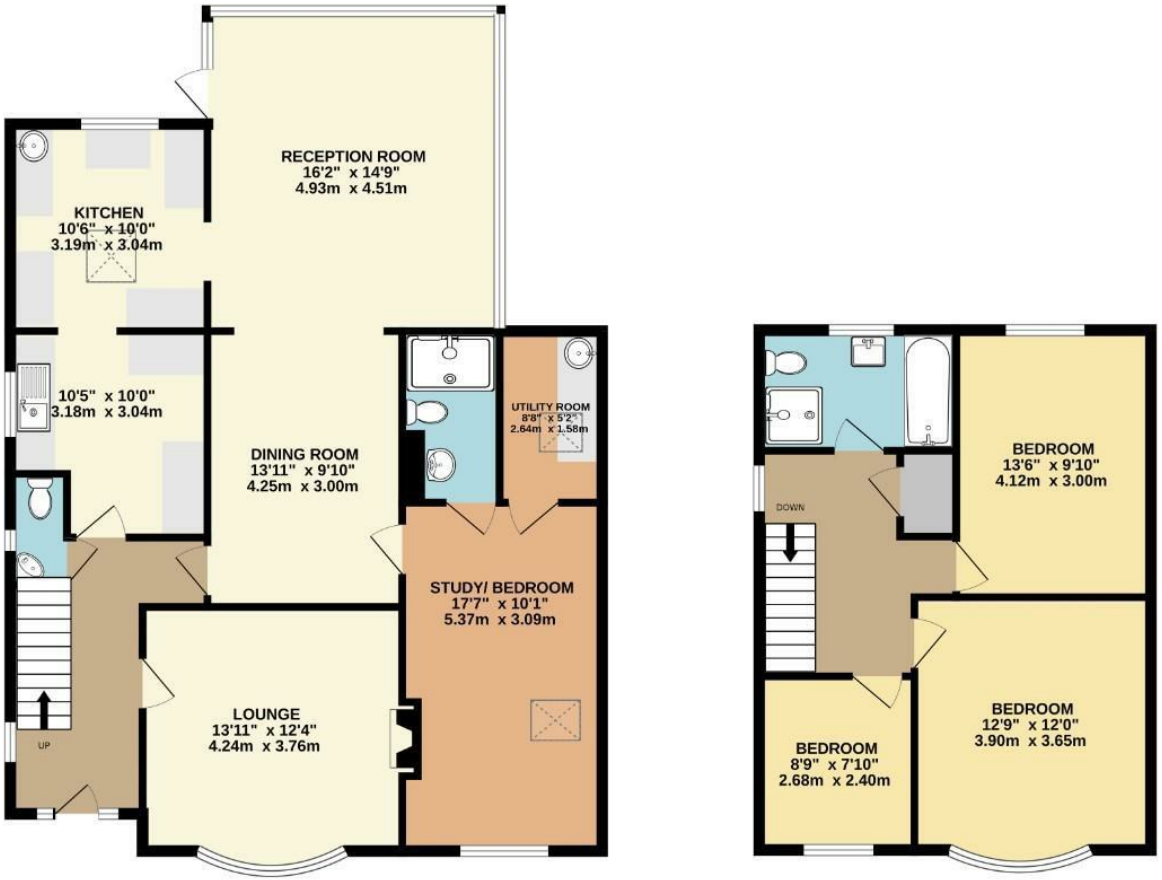
Upstairs, the first-floor landing leads to three well-proportioned bedrooms, two of which are generous doubles. A stylish four-piece family bathroom completes this level.

The impressive rear garden, extending to approximately 120ft, is a true highlight—beautifully landscaped with established flower beds, mature trees, and a large lawn area. A paved patio provides the perfect setting for outdoor dining and entertaining. To the front, a spacious driveway offers off-road parking for multiple vehicles.

This delightful home perfectly balances character, comfort, and practicality. A viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.

1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.




TOTAL FLOOR AREA : 1643 sq.ft. (152.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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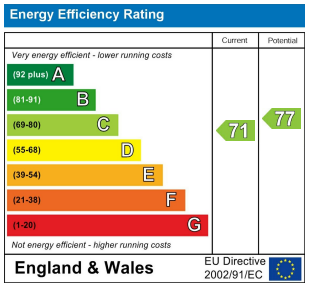


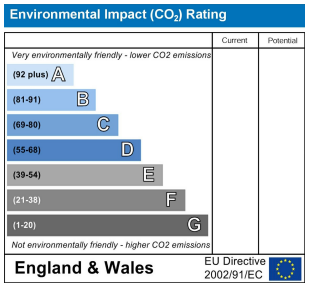

COCKTAIL BOOK