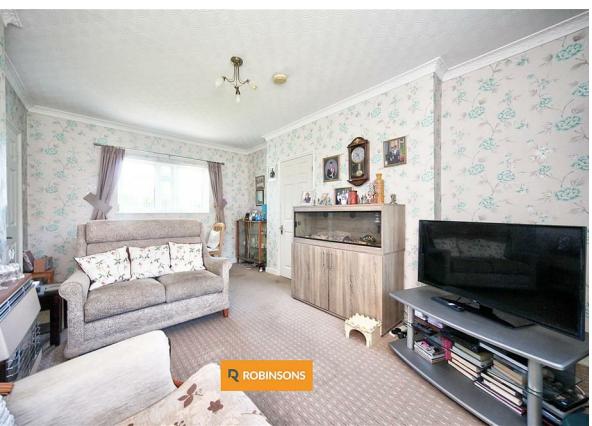
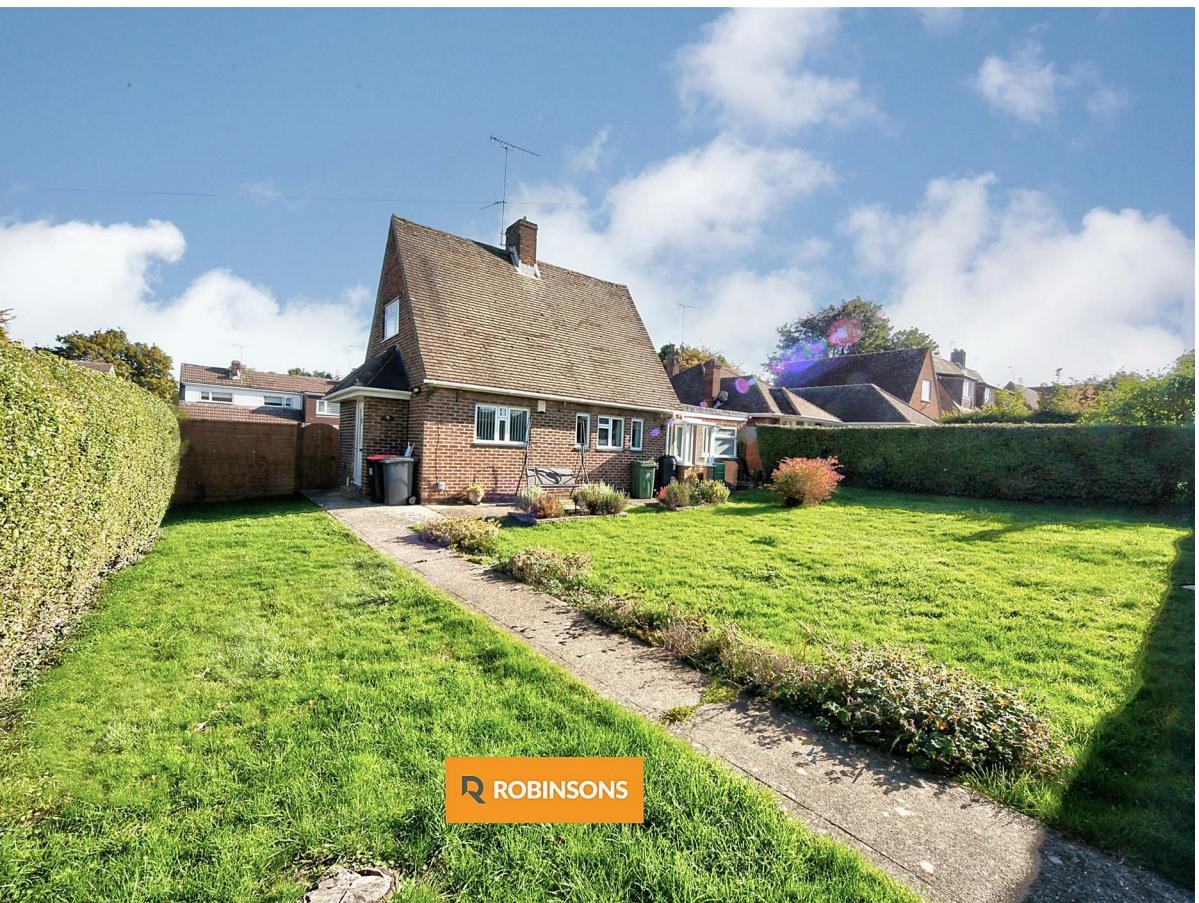


9 Lockhart Close, Dunstable, LU6 3EF  
£425,000

**ROBINSONS**



OFFERED WITH NO UPPER CHAIN, THIS TRADITIONAL FAMILY HOME IN SOUTH WEST DUNSTABLE WITH FANTASTIC SCOPE TO IMPROVE AND ADD VALUE. PROBATE SALE (GRANT PENDING) WITH GENEROUS GARDEN SPACE, OPPORTUNITY TO EXTEND STPP, WITHIN QUEENSBURY & MANSHEAD CATCHMENTS AND EASY ACCESS TO M1 JUNCTION 9.

This traditional family home presents an exceptional opportunity for buyers looking to create their dream property. Offering versatile living arrangements, it features two bedrooms upstairs with eaves storage, and two further bedrooms downstairs along with a family bathroom, making it ideal for multi-generational living or those needing flexible space. The ground floor also includes a useful larder, and Bedroom Two enjoys direct access to the rear garden.

Boasting generous gardens to both the front and rear, there is ample space to enhance, extend, or modernise, making it ideal for those seeking to add value.

The property benefits from a highly sought-after location in South West Dunstable, within excellent school catchments for Queensbury and Manshead, making it perfect for families. Easy access to M1 Junction 9 ensures convenient commuting and connections to surrounding areas.

With its fantastic scope for improvement, this probate sale (grant pending) offers buyers a rare chance to secure a property with huge potential in a prime location.



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Total approximate area : 81.9 sq meters (881 sq feet)

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		
(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