

Connells

Russell Close
Kensworth DUNSTABLE

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Kensworth DUNSTABLE LU6 3RW

for sale offers in excess of
£300,000







Property Description

Situated in the sought-after village of Kensworth and overlooking an attractive open green, this well-proportioned three-bedroom family home offers spacious and versatile accommodation throughout.

The ground floor comprises a generous open-plan kitchen/dining area which flows into the lounge, creating an ideal space for modern family living and entertaining. There is also a useful utility area and a versatile home office created from part of the garage conversion, whilst retaining valuable storage space.

To the first floor are three good-sized bedrooms and a modern family shower room.

Outside, the property benefits from a low-maintenance rear garden, two allocated parking spaces and a pleasant outlook to the front.

Kensworth is a popular village location offering a strong community feel, beautiful surrounding countryside and excellent access to the A5, M1 Junction 9 and nearby rail links, making it ideal for commuters.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Under stairs storage, radiator

Lounge

Bay window to front aspect, electric fire, radiator, laminate flooring

Kitchen

Patio doors to rear aspect, Birmingham sink, Range cooker, cooker-hood, work surfaces, hidden lights, tiled flooring

Utility Room

Door and window to side aspect, space for washing machine, tiled walls and flooring

Landing

Carpet

Bedroom One

Window to front aspect, storage, vinyl flooring, radiator

Bedroom Two

Window to rear aspect, wardrobe space, vinyl flooring, radiator

Bedroom Three

Window to front aspect, storage, radiator, laminate flooring

Bathroom

Window to rear aspect, wash hand basin, WC, double shower, partly tiled walls, extractor fan, laminate flooring

Outside

Front Garden

Laid to lawn, mature trees, shared path

Rear Garden

Patio area, built in seating area, gate to rear, garage

Garage

Up and over door, lights, parking space





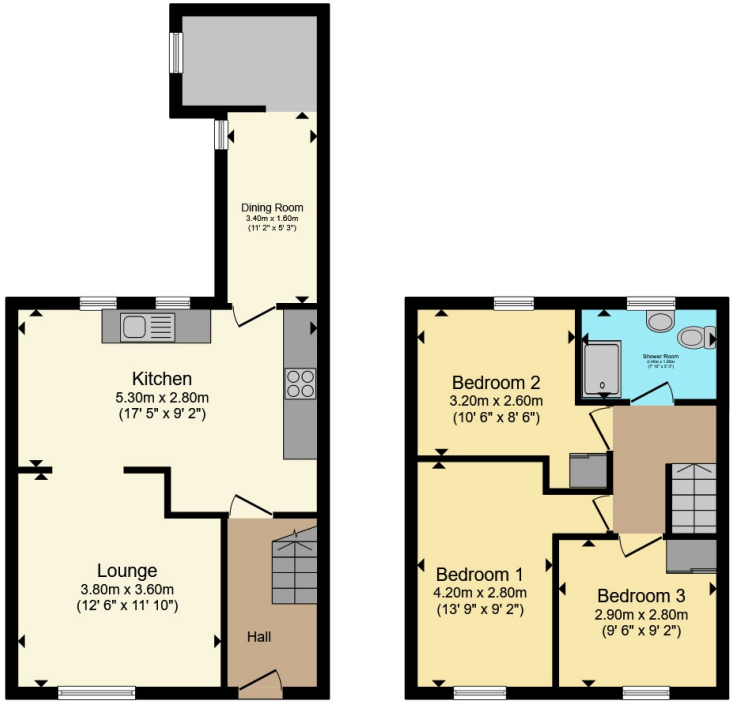



sweet
REVOLUTION
dreams


NG







Ground Floor **First Floor**

Total floor area 80.6 m² (868 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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19 High Street North
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EPC Rating: F

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312228

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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