

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Lincoln Close, Dunstable

**£325,000 Freehold**



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The Property Experts with the Personal Touch

# Lincoln Close, Dunstable

**£325,000**



## Front

## Porch

## Entrance Hall

13'4" x 9'3" (4.06m x 2.81m)

## WC

## Dining Room

12'9" x 10'11" (3.89m x 3.33m)

## Kitchen

10'0" x 7'11" (3.04m x 2.41m)

## Living Room

13'0" x 11'5" (3.95m x 3.48m)

## Landing

## Bedroom 1

13'5" x 10'11" (4.09m x 3.33m)

## Bedroom 2

9'4" x 12'9" (2.84m x 3.88m)

## Bedroom 3

9'4" x 6'8" (2.84m x 2.02m)

## Family Bathroom

## Rear Garden

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website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

**Additional** **Toddington:** 2-4 High Street  
**Office:** - 01525 877 771

## The Property Experts with the Personal Touch

**MISDESCRIPTONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Located in SOUTH DUNSTABLE, this IMMACULATE FAMILY HOME offers FANTASTIC ACCESS TO J9 of the M1 MOTORWAY and close proximity to DUNSTABLE TOWN CENTRE. Benefits include, THREE GOOD SIZE BEDROOMS, NEARLY 1,000SQ FT OF LIVING ACCOMODATION, RECENTLY RENOVATED THROUGHOUT, POTENTIAL TO EXTEND (STPP) and AMPLE COMMUNAL PARKING.

Lincoln Close is located in Downside which benefits from EXCELLENT SCHOOLING nearby such as St Augustines Academy and Manshead School. In addition to the road links along the A5 to the Town centre and the M1, the Centrebus links with the GUIDED BUSWAY with direct links to LUTON TRAIN STATION and LONDON LUTON AIRPORT, making this is the PERFECT FOR A MODERN-DAY COMMUTER too.

The accommodation comprises entrance hall, cloakroom, dining room, kitchen, living room, first floor landing, three bedrooms and family bathroom. There are gardens to the front and rear which benefit from outside storage, lawn and patio areas. The property further benefits from COMMUNAL PARKING, uPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

This property is SUITABLE FOR AN ARRAY OF BUYERS, however in particular for FIRST TIME BUYERS looking for a property in MOVE IN READY CONDITION.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE A VIEWING FOR OUR OPEN DAY!

TENURE: FREEHOLD  
COUNCIL TAX BAND: B  
EPC RATING: D



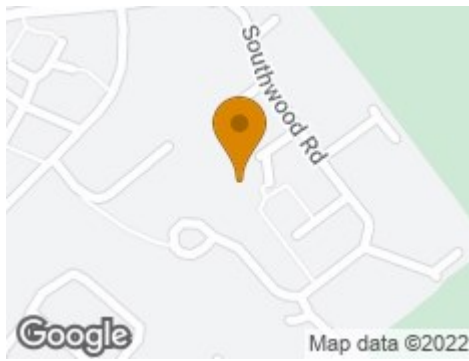
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## Road Map



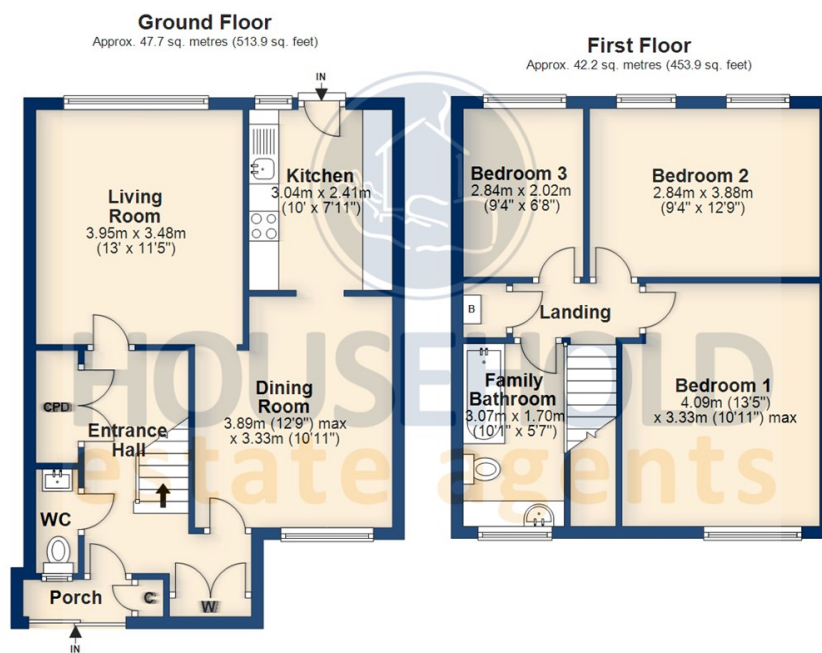
## Hybrid Map



## Terrain Map



## Floor Plan



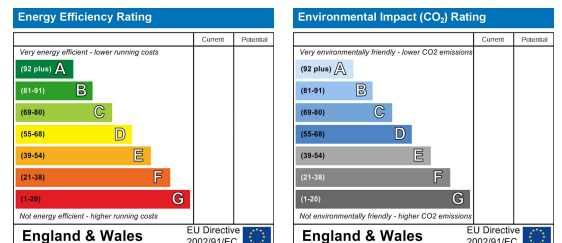
Total area: approx. 89.9 sq. metres (967.8 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.  
Plan produced using PlanUp.

## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

## EPC



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