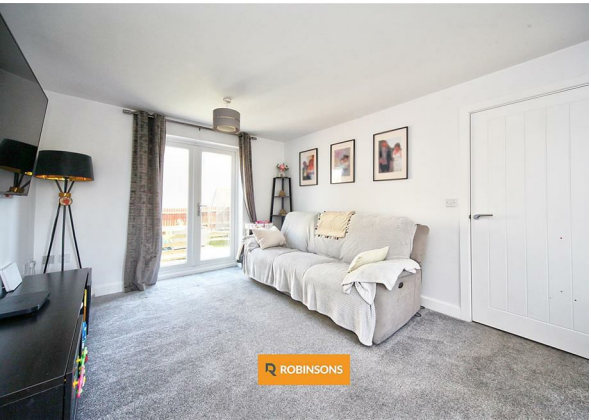
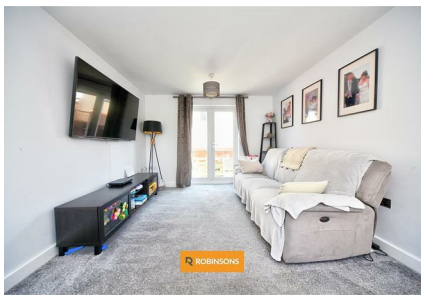
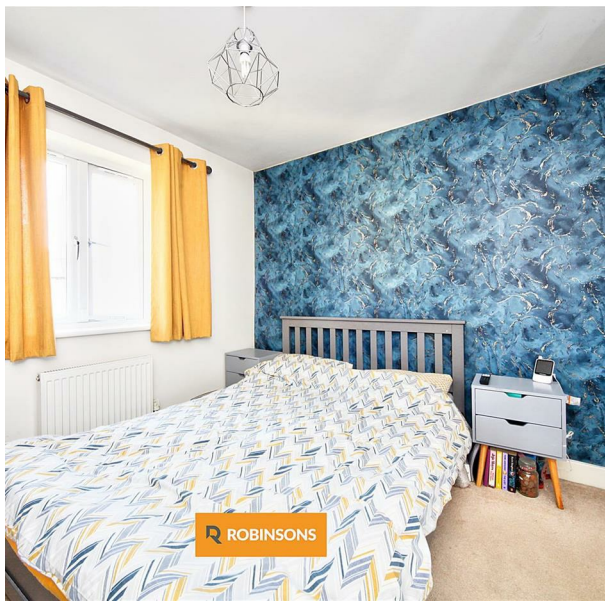
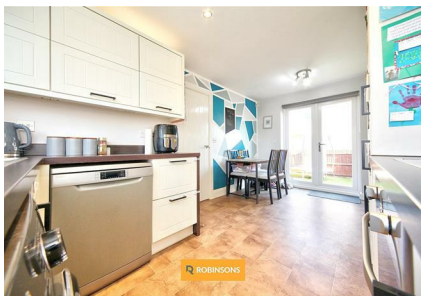
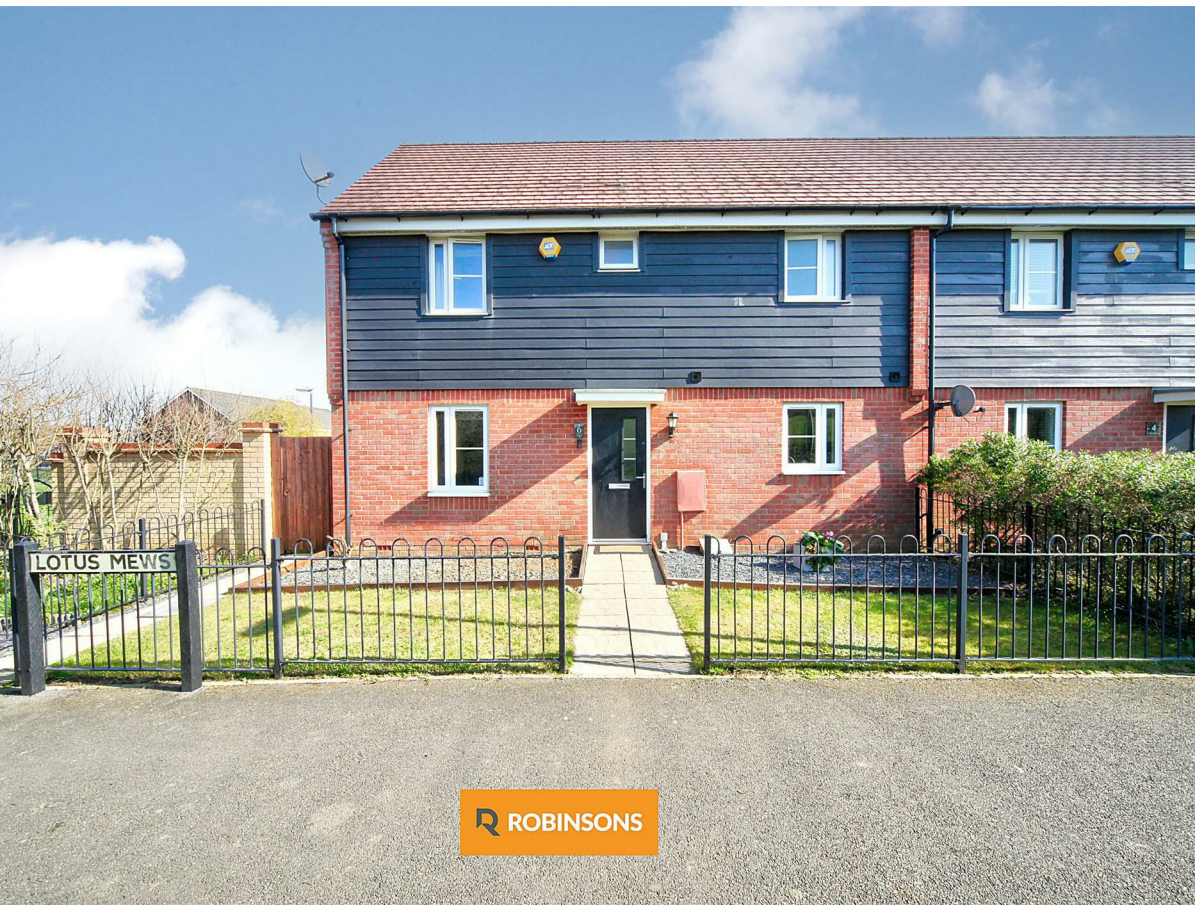


6 Lotus Mews, Dunstable, LU6 1FP  
Offers Over £330,000

**ROBINSONS**

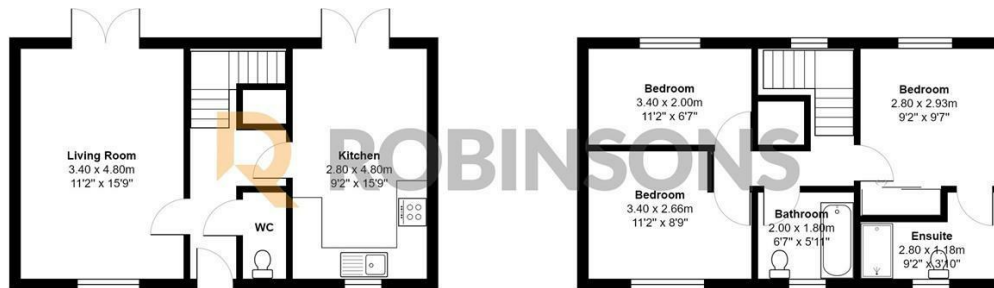


AN IMMACULATEDLY PRESENTED THREE BEDROOM FAMILY HOME WITH GARAGE, DRIVEWAY PARKING AND A STYLISH KITCHEN DINER, PERFECTLY POSITIONED ON A MODERN AND HIGHLY SOUGHT AFTER NORTH DUNSTABLE DEVELOPMENT.

This beautifully presented three bedroom home is ideal for families, first time buyers, or those looking to upsize. Set within a modern and well maintained development, it offers a perfect blend of stylish living and practical space in a highly desirable North Dunstable location.

The ground floor features a bright and spacious living room, perfect for both relaxing and entertaining. To the rear, the kitchen diner provides ample storage, generous worktop space, and plenty of room for dining, with direct access out to the garden. A convenient cloakroom and central hallway complete the downstairs accommodation.

Upstairs, there are three well proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the second double bedroom and a well sized third bedroom are served by a modern family bathroom. The layout has been thoughtfully designed to maximise space and functionality throughout.



Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup>

Floorplan produced by Woodside Photography  
 Floorplan is for illustration purposes only and all measurements are approximate



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	