

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Half Moon Lane, Pepperstock, Luton

**£160,000 Freehold**



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The Property Experts with the Personal Touch

# Half Moon Lane, Pepperstock, Luton

**£160,000**



## Front

Block paved driveway for one vehicle to the front of the property, the front garden is laid to lawn

## Living Room

11'9" x 19'9" (3.57m x 6.01m)

Fitted carpet, radiator, double glazed window to side, double glazed window to front, double glazed window to side, open plan to dining room.

## Dining Room

8'3" x 9'10" (2.52m x 3.00m)

Fitted carpet, radiator, double glazed window to side.

## Kitchen

13'8" x 9'7" (4.16m x 2.93m)

Fitted with a range of base and eye level units with worktop space over, sink unit with mixer tap, built-in four ring gas hob with extractor hood over, built-in electric oven, space for fridge, space for freezer, plumbing for dishwasher, plumbing for washing machine, double glazed window to side.

## Bedroom 1

12'4" x 9'8" (3.77m x 2.95m)

Fitted carpet, radiator, double glazed window to side.

## Bedroom 2

9'9" x 9'6" (2.98m x 2.90m)

Fitted carpet, radiator, double glazed window to rear.

## Wet Room

5'5" x 6'0" (1.65m x 1.83m)

Three-piece suite comprising fitted shower, pedestal wash hand basin, low-level W.C, tiled splashbacks, double glazed window to side.

## Outside Garden Space

The property benefits from outside space surrounding the dwelling including a low maintenance block paved garden to the rear.

## Car Park

There are communal visitors parking spaces located in close proximity to the property.

address: 15b High Street North  
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

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

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

## The Property Experts with the Personal Touch

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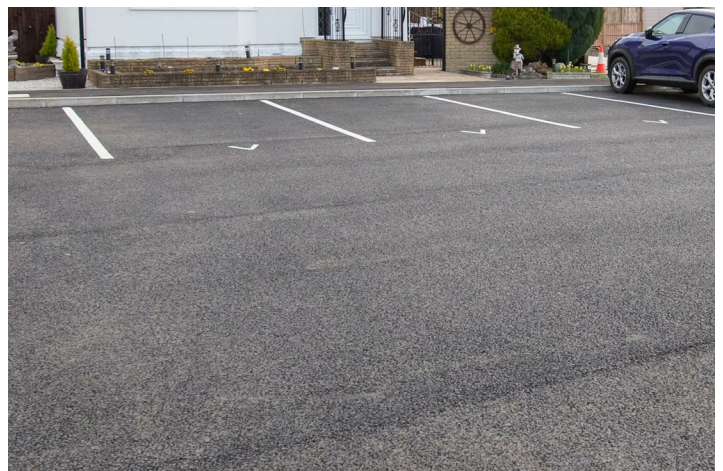
## NO UPPER CHAIN offered on this WELL PRESENTED TWO DOUBLE BEDROOM park home in an IDYLIC COUNTRYSIDE SETTING.

Household Estate Agents are delighted to offer this park home ENVIABLY POSITIONED on a QUIET & PEACEFUL over 50s development. The GENEROUSLY PROPORTIONED property further benefits from TWO RECEPTION AREAS, DRIVEWAY PARKING, and MODERN KITCHEN & WET ROOMS plus AMPLE OUTSIDE SPACE.

Brickhill Farm Park Homes are situated in the village of Pepperstock and offer excellent access to neighbouring Slip End, A5 & J10 of M1.

The accommodation consists of an entrance hall, living room, dining room, kitchen, two double bedrooms and a wet room.

PLEASE CONTACT YOUR LOCAL HOUSEHOLD ESTATE AGENTS OFFICE WITHOUT FURTHER DELAY TO ARRANGE YOUR EARLY APPOINTMENT TO VIEW.



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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### Ground Floor

Approx. 72.0 sq. metres (775.0 sq. feet)



Total area: approx. 72.0 sq. metres (775.0 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 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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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