



A rarely available and immaculately presented detached bungalow, discreetly positioned within a private road in the highly sought-after village of Toddington. Offered to let from early April 2026, this exceptional home combines modern living with a peaceful village setting.

The property has been comprehensively modernised throughout and features a desirable open-plan layout incorporating lounge, dining and kitchen areas—ideal for both everyday living and entertaining. Accommodation further comprises two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary bathroom serving the second bedroom.

Externally, the property benefits from a garage, off-road parking and an enclosed rear garden, providing excellent outdoor space. Conveniently located within walking distance of the village shop and other local amenities, this home must be viewed internally—and its setting experienced firsthand—to be fully appreciated.

All tenancies are subject to satisfactory referencing.

## ENTRANCE PORCH

Fully double glazed, tiled floor, door to lounge.

## LOUNGE / KITCHEN / DINER

A modern 'L' shaped open plan living area providing the perfect space to relax, entertain and enjoy.

## LOUNGE AREA

Double glazed French doors to rear garden, radiator, tiled floor, TV point.

## KITCHEN / DINING AREA

A superb fitted kitchen area comprising an excellent range of matching wall, drawer and base level units with work surfaces over. Ceramic sink and drainer with mixer tap over. Central island and breakfast bar with useful storage cupboards under. Integrated fridge / freezer, oven and microwave, four ring induction hob with an extractor hood over. Double glazed door to the side aspect. Double glazed windows to the front.

## BEDROOM ONE

Fitted carpet, radiator, double glazed window with fitted blind to the front. Inset spot lights to the ceiling.

## ENSUITE SHOWER ROOM

Fitted to comprise a walk in shower enclosure with shower over. Wash hand basin and close coupled w.c. Useful built in storage cupboard with sliding doors, tiled floor with matching tiled walls, double glazed window to the side aspect. Inset spot lights to the ceiling.

## BEDROOM TWO

Double glazed rear aspect window, radiator, fitted carpet, television point.

## BATHROOM

A modern white suite fitted to comprise a 'P' shaped bath with shower screen, mixer taps and shower attachment. Wall mounted wash basin. Close coupled level w.c. Tiled walls and tiled floor, radiator, double glazed window, inset spot lights to the ceiling.

## TO THE FRONT

Fence to front boundary with double gates, outside lights, gated pedestrian access to rear, laid to lawn, driveway providing parking for up to three vehicles leads to the attached garage.

## GARAGE

Wall storage cupboards, wall mounted Combi gas boiler supplying central heating and hot water, door to garden.

## REAR GARDEN

A well kept enclosed rear garden, paved patio areas, laid to lawn, paved area to side of bungalow, boundary fencing.

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed, we would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

## NOTE

Services and appliances have not been tested.

## VIEWING

By appointment through Bradshaws. All tenancies are subject to the completion of satisfactory references.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

