



DG
Property
Consultants
Estd. 2000



Preston Road, Toddington, Bedfordshire LU5 6EG Asking Price £449,995

DG Property Consultants are pleased to be chosen as agents offering this spacious extended 4 bedroom semi detached located in the popular village of Toddington. The property offers excellent space and practicality and modern living. The ground floor features a generous fitted kitchen/breakfast room, adjacent sitting room ideal for entertaining, a further reception lounge/dining room along with a conservatory and convenient downstairs cloakroom. Upstairs you'll find 4 bedrooms, the master with an en-suite shower room, plus a modern refitted family bathroom completing the accommodation.

Externally, the property boasts a front garden with off-road parking for 3-4 vehicles plus an enclosed rear garden provides a sunny south facing space, perfect for outdoors activities.

This home is an excellent choice for commuters with easy access to rail links and the M1, whilst families will appreciate the proximity to highly regarded schooling and scenic countryside walks.

Viewing is highly recommended to fully appreciate this superb property.

Call Team DG on 01525 310200 to arrange your viewing.



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Ground Floor Accommodation

Entrance Porch

Entrance door with window to front, double double doors leading to the sitting room, door to entrance hall, wood laminate flooring.

Entrance Hall

Carpeted stairs to first floor landing, door to lounge and kitchen/breakfast room, wood laminate flooring, power points.

Sitting Room

16'11" x 14'0" (5.16m x 4.26m)



Two upvc double glazed windows to front, velux skylight to vaulted ceiling, two double radiators, wooden laminate flooring, double power point(s), recessed ceiling spotlights, double doors leading to the kitchen/breakfast room.

View of Sitting Room



Kitchen/Breakfast Room

19'10" x 10' (6.05m x 3.05m)



Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for fridge/freezer and automatic washing machine. Space for a five ring range gas cooker, gas point, extractor hood over, uPVC double glazed window to rear, wooden laminate flooring, double power point(s), coving to textured ceiling, doors to lounge/diner, conservatory and sitting room. Access to downstairs cloakroom.

View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



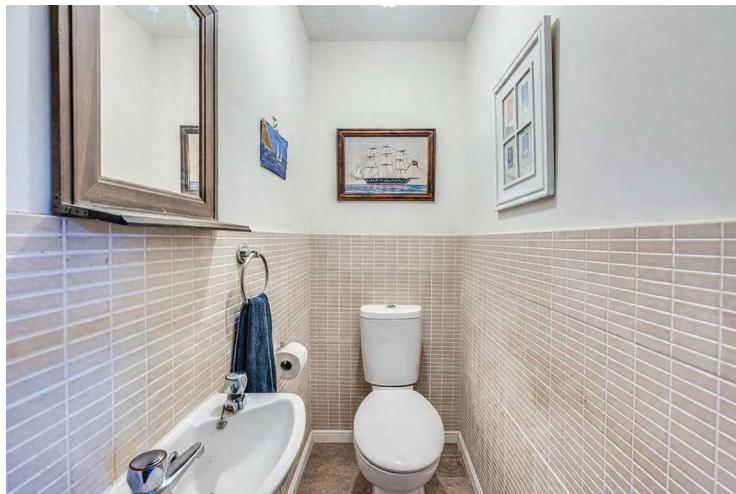
View of Kitchen/Breakfast Room



View of Lounge/Dining Room



Cloakroom



Two piece comprising, wash hand basin and low-level WC, full height ceramic tiling to all walls, wooden laminate flooring, extractor fan.

Lounge/Dining Room
20'10" x 11'0" (6.35m x 3.35m)



UPVC double glazed window to front, feature fireplace, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, uPVC glazed french double door to garden, doors leading to entrance hall and kitchen/breakfast room.

Conservatory
9'9" x 9'5" (2.98m x 2.88m)



Half brick and uPVC double glazed construction with power and light connected, two uPVC double glazed windows to rear, two uPVC double glazed windows to side, ceramic tiled flooring, UPVC double glazed french double door to garden.

First Floor Accommodation

Landing

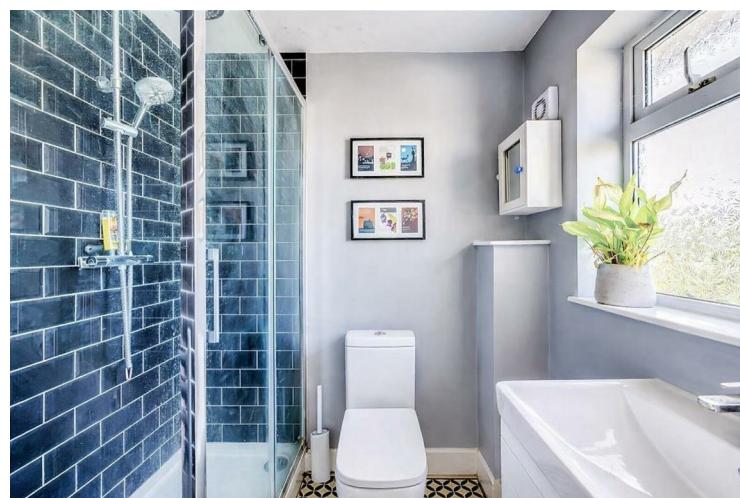
Fitted carpet, power points, access to all first floor room.

Bedroom 1

11'10" x 9'10" (3.60m x 3.00m)



UPVC double glazed window to front, fitted double wardrobe(s), single radiator, wooden laminate flooring, double power point(s), door to en-suite shower room.

View of Bedroom 1**En-suite Shower Room**

Three piece suite comprising tiled double shower cubicle with power shower over and glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, uPVC double glazed window to front, vinyl flooring.

Bedroom 2

10'0" x 14'3" (3.06m x 4.34m)



UPVC double glazed window to front, single radiator, wooden laminate flooring, power point(s).

Bedroom 3

11'3" x 10'6" (3.43m x 3.19m)



UPVC double glazed window to rear, radiator, fitted carpet, double power point(s).

Bedroom 4

10'0" x 10'6" (3.04m x 3.20m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

Family Bathroom



Three piece suite comprising panelled bath with hand shower attachment over and mixer tap, vanity wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, heated towel rail, uPVC double glazed window to rear, vinyl flooring.

Outside of the property

Front Garden & Drive

Front drive offereing off road parking for up to 4 vehicles, boundary wall, mature headge and shrubs, side access through to the rear garden.

Rear Garden



Enclosed by fencing, laid to lawn, with mature shrubs and trees, patio area, side access to the front.

Outside storage shed to the side of property.

Council Tax Band

Council Tax Band : C

Charge Per Year : £1988.04

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings
Consumer Protection from Unfair Trading Regulations 2008
(CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

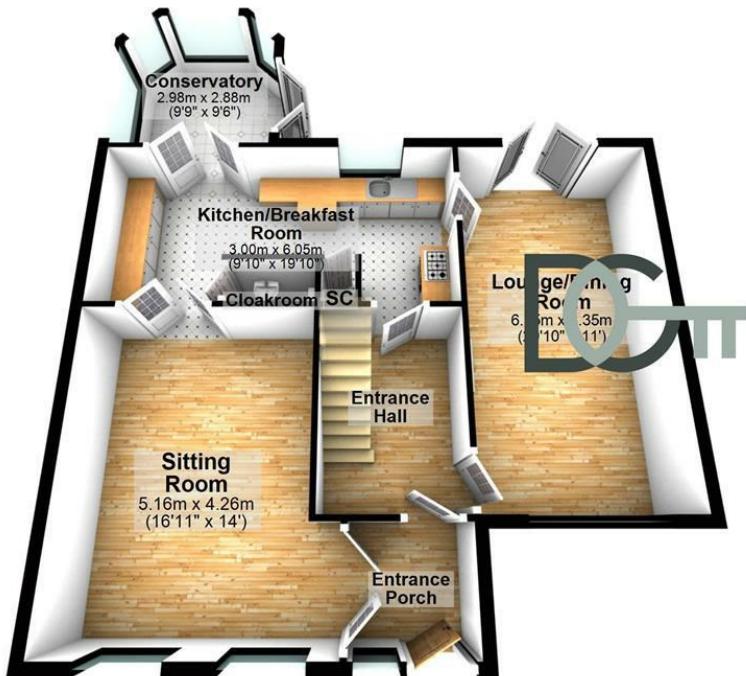
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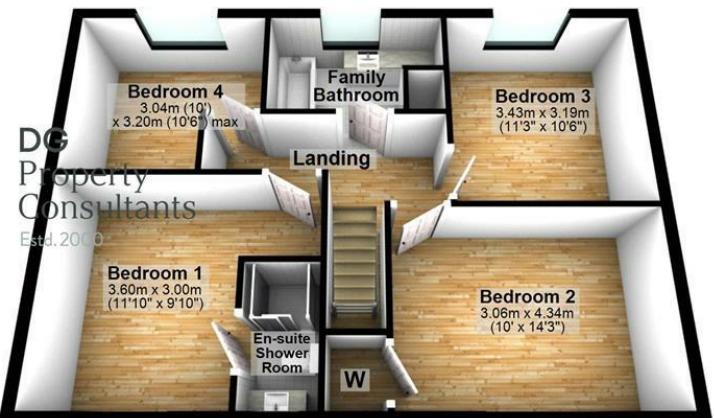
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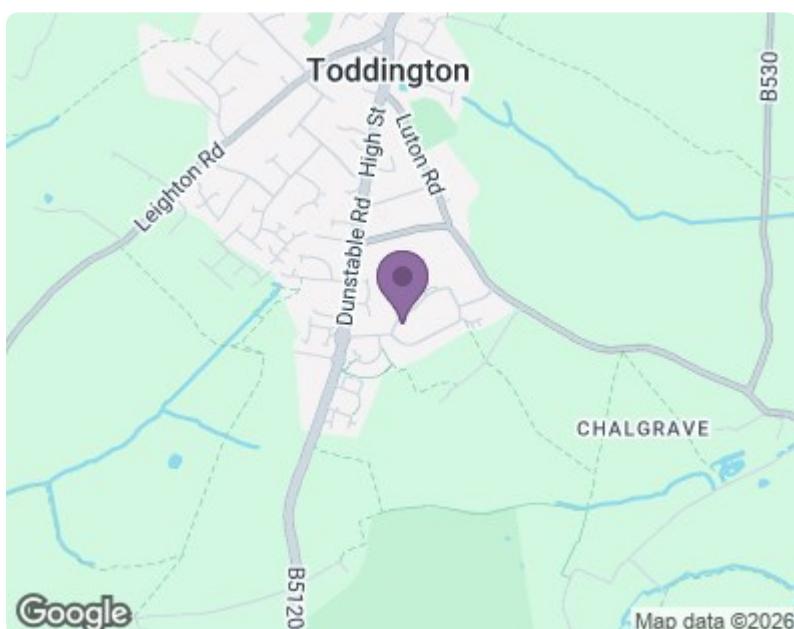
Ground Floor



First Floor



Total area: approx. 148.9 sq. metres (1602.4 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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