



DG
Property
Consultants
Estd. 2000



Grange Road, Toddington, Bedfordshire LU5 6BZ

Asking Price £329,995

This well-proportioned two-bedroom, two-reception-room extended semi-detached bungalow is located on Garage Road in the popular village of Toddington. Ideal for buyers seeking a renovation project, the property offers an excellent opportunity to modernise and create a home tailored to your own taste.

The accommodation comprises two reception rooms, including a lounge and dining room, a kitchen, conservatory, two generously sized bedrooms, and a family bathroom.

Externally, the property benefits from a generous 60ft rear garden, a front garden, off-road parking for three vehicles, and a single garage.

Conveniently situated within walking distance of local village amenities, the property also offers easy access for commuters to mainline rail services and the M1 motorway access. Offered with no upper chain, this home presents fantastic potential for those with vision and creativity.

Don't miss the opportunity to make this property in a sought-after village location your own.

Book your viewing today by calling Team DG on 01525 310200.



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Ground Floor Accommodation

Entrance Hall



Wooden entrance door, double power point(s), doors to bedrooms, lounge, bathroom & kitchen, vinyl flooring, electric meter cupboard.

Lounge

13'0" x 10'0" (3.96m x 3.05m)



UPVC double glazed window to front, TV point(s), double power point(s), carpet, gas fire set in wooden feature surround.

View of Lounge



Kitchen

8'0" x 9'0" (2.44m x 2.74m)



Base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps with tiled splashbacks, space for appliances and cooker (gas point), uPVC double glazed window to side, internal window to the rear, double power point(s), vinyl flooring, glazed door to dining room.

View of Kitchen



Dining Room

8'2" x 9'0" (2.49m x 2.74m)



UPVC double glazed window to rear, double power point(s), ceramic flooring, gas wall heater, door to conservatory.

Conservatory

10' x 8'6" (3.05m x 2.59m)

**Bedroom 2**

11'10" x 9'0" (3.60m x 2.74m)



UPVC double glazed construction conservatory with vaulted polycarbonate roof, power points and light connected, uPVC double glazed window to side, two uPVC double glazed windows to rear incorporating a uPVC double glazed door to the rear garden.

Bedroom 1

11'7" x 10'0" (3.52m x 3.05m)



UPVC double glazed window to rear, vinyl flooring, double power point(s), airing cupboard housing hot water tank.

UPVC double glazed bow bay window to front, double power point(s) vinyl flooring, gas wall heater.

Family Bathroom

Family bathroom with three piece suite, panelled bath with taps, vanity wash hand basin with cupboards under, low-level WC, fully tiled walls, vinyl flooring, uPVC double glazed window to side.

Outside of the property**Front Garden & Drive**

Mainly laid to lawn, side drive offering off road parking for 3 vehicles.

Access to the garage and to the rear garden via side gate.

Rear Garden



Rear garden approximately 60ft in length, enclosed by fencing, laid to lawn, side access to the front.

Single Garage

16' x 8'6" (4.88m x 2.59m)

Detached pre-fabricated single garage, metal up and over door to the front, window to the side and windows to the rear aspects.

Council Tax Band

Council Tax Band : C

Charge Per Year : £1988.04

The Property Misdescriptions Act 1991 - Sales & Le

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

Important Notice / Disclaimer

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Ground Floor



Total area: approx. 76.3 sq. metres (821.5 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	27	88
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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