



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.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200



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)



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.

Bedroom 2

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



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

DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	88

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200

