

DG
Property
Consultants
Estd. 2000



Manor Road, Toddington, Bedfordshire LU5 6AH

Asking Price £599,995

Situated in the charming village of Toddington, this rarely available three-bedroom detached bungalow on Manor Road presents an exceptional opportunity for those seeking a spacious home with excellent potential to extend (STPP). Set on a generous plot, the property offers a superb blend of comfort and practicality, making it ideal for families or those looking to downsize without compromising on space. Upon entering the entrance hall provides access to all principal rooms, including a well-proportioned living room, a spacious kitchen/diner, and a conservatory/utility area. There are three double bedrooms, with the principal bedroom benefiting from an en-suite, alongside a modern family bathroom, ensuring a practical and versatile layout.

Located in a peaceful neighbourhood and surrounded by the picturesque scenery Toddington is known for, this home offers a tranquil lifestyle while remaining convenient for local amenities and transport links. With its spacious interiors, generous plot, and future potential, this delightful bungalow is sure to appeal to a wide range of buyers. Offered with no upper chain.

Don't miss the opportunity to make this wonderful home 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

Double glazed entrance door, double glazed window to side, single radiator, fitted carpet, double power point(s), two wall light points, coved ceiling, access to loft space, built-in storage cupboard with electric consumer unit & meter, doors to all principle rooms.

Living Room

12'6" x 14'8" (3.81m x 4.47m)



Living flame effect gas fireplace with set in and feature marble and wooden surround, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coved ceiling, three part double glazed patio door to garden.

Kitchen/Diner

12'6" x 10'6" (3.81m x 3.20m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with double draining board, mixer tap and tiled splashbacks, space for fridge/freezer and cooker, electric point for cooker, double glazed window to rear, single radiator, fitted carpet tiles, double power point(s), coving to textured ceiling, built in larder/pantry, wall mounted central heating boiler, door to conservatory/utility room.

View of Kitchen/Diner



Conservatory/Utility Area

26'6" x 8'10" (8.07m x 2.70m)



Half brick and uPVC double glazed construction with uPVC double glazed windows to 3 sides, double glazed polycarbonate roof, power and lights connected, space & plumbing for automatic washing machine, space for fridge, fridge/freezer, matching range of base units, polycarbonate sink unit with single drainer and mixer tap, uPVC double glazed door to front, uPVC double glazed french double door to the rear garden.

View of Conservatory/Utility



View of Conservatory/Utility



En-suite Shower Room



Bedroom 1

10'0" x 13'11" (3.05m x 4.25m)



UPVC double glazed window to front, double radiator, fitted carpet, telephone point(s), double power point(s), coving to textured ceiling, door to en-suite shower room.

View of Bedroom 1



Three piece suite with comprising, panelled bath with shower (suitable for a person with a disability), pedestal wash hand basin and low-level WC, half height full height ceramic tiling, heated towel rail, extractor fan, uPVC double glazed window to rear, vinyl flooring.

Bedroom 2

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



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

View of Bedroom 2



Bedroom 3

9'10" x 10'0" (3.00m x 3.05m)



UPVC double glazed window to side, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

Family Bathroom



Three piece suite with comprising, panelled bath with taps, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, two uPVC double glazed windows to side, fitted carpet tiles, textured ceiling.

Outside of the property

Frontage & Drive

Front drive with off road parking for several vehicles, access to the garage, front boundary wall, garden with lawn borders and many shrubs and plants, side gate allowing access to the rear garden.

View of Frontage



Rear Garden



A very well stocked mature rear garden, with many large trees, mature shrubs, plants etc, central lawn, raised patio, access to two outside storage sheds, along with side access to the front of the property, also personal side access into the garage.

View of Rear Garden



View of Rear Garden



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.

View of Rear Garden



Single Garage

Attached brick built single garage with power and light connected, window to side with door to side to garden, remote control electric metal roller door to front.

Council Tax Band

Council Tax Band : E

Charge Per Year : £2733.56

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

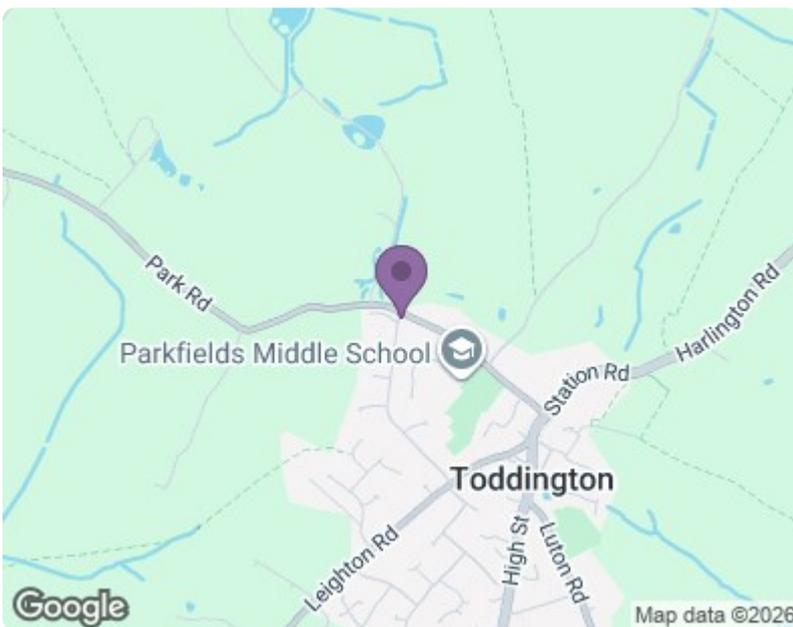
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

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

Ground Floor



Total area: approx. 119.6 sq. metres (1287.8 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	

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, LUS 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200

