



DG
Property
Consultants
Estd. 2000



Luton Road, Toddington, Bedfordshire LU5 6DE **Asking Price £525,000**

This charming detached home enjoys a desirable position overlooking open parkland and is just a short walk from the picturesque village centre of Toddington. Beautifully presented throughout, the property offers a superb blend of comfort, style and practicality. The ground floor features a generous extended living room ideal for entertaining, a separate dining room and a bright, refitted kitchen/breakfast room, along with a convenient downstairs cloakroom. Upstairs, the master bedroom benefits from its own en-suite shower room, with two further well-proportioned bedrooms and a modern family bathroom completing the accommodation. Externally, the property boasts off-road parking for up to four/five vehicles, plus being completely redecorated throughout. The enclosed rear garden provides a sunny and private space, perfect for relaxing or entertaining outdoors. Also offered with no upper chain. 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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PROTECTED

The Property
Ombudsman

Ground Floor Accommodation

Entrance Hall



Entrance door, sealed unit double glazing window to side, double radiator, ceramic tiled flooring, doors to kitcehn/breakfast room, cloakroom and dining room.

Cloakroom



Two piece suite comprising, pedestal wash hand basin with cupboards under, tiled splashbacks, low-level, single radiator, ceramic tiled flooring.

Kitchen/Breakfast Room

11'0" x 16'0" (3.35m x 4.87m)



Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, automatic washer/dryer machine and a built in fridge/freezer with additional freezer, fitted range cooker, two sealed unit double glazed windows to front, two sealed unit double glazed windows to sides, double radiator, ceramic tiled flooring, double power point(s), exposed beams to the ceiling.

View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



View of Dining Room



View of Kitchen/Breakfast Room



View of Dining Room



Dining Room

11'0" x 16'0" (3.35m x 4.87m)



Living Room

18'0" x 13'6" (5.49m x 4.11m)



Sealed unit double glazed window to side, double radiator, exposed wooden flooring, double power point(s), wall light point(s), exposed beams to the ceiling, built-in under-stairs storage cupboard, feature brick fireplace with solid fuel fire open to opening through to the fireplace in the living room, carpeted stairs to first floor landing, door living room.

Sealed unit double glazed window to side, two sealed unit double glazed windows to rear incorporating sealed unit double glazed french doors to the rear garden, two double radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), feature brick built fireplace with tiled hearth and cast-iron solid fuel burner opening through to the fireplace in the dining room.

View of Living Room



Bedroom 1

10'0" x 13'7" (3.05m x 4.13m)



View of Living Room



Sealed unit double glazed window to side, built-in double wardrobe(s), double radiator, fitted carpet, double power point(s), recessed ceiling spotlights, door to en-suite shower room.

View of Bedrom 1



First Floor Accommodation

Landing



View of Bedroom 1



Sealed unit double glazed window to side, fitted carpet, double power point(s), access to a boarded loft space, built-in storage cupboard, accesss to all first floor rooms.

En-suite Shower Room



Refitted with three piece suite comprising tiled shower cubicle with power shower and folding glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashbacks and low-level, heated chrome towel rail, extractor fan, flooring.

View of En-Suite Shower Room



Bedroom 2

11'0" x 9'1" (3.35m x 2.78m)



Sealed unit double glazed window to side, double radiator, fitted carpet, TV point(s), double power point(s).

Bedroom 3

11'0" x 9'1" (3.35m x 2.78m)



Sealed unit double glazed window to side, double radiator, fitted carpet, double power point(s).

Family Bathroom



Refitted with three piece suite comprising panelled bath with independent shower, mixer tap and glass screen, vanity wash hand basin in vanity unit with cupboards under, low-level WC, tiled splashbacks, heated chrome towel rail, extractor fan, sealed unit double glazed window to side, wooden laminate flooring.

View of Family Bathroom



Outside of the property

Side View Over looking Parkland



Rear Garden



Side View Over looking Parkland



Paved patio area, lawn, mature plants, shrubs, enclosed by timber fencing, side gate leading to the front, timber shed.

View of Rear Garden



Front Garden & Driveway Parking



View of Rear Garden



Gravel frontage offering off road parking for 4 plus vehicles.
Side gate leading to the side and rear gardens.

View of Rear Garden



consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

View of Rear Garden



Council Tax Band

Council Tax Band : D

Charge Per Year : £2236.55

MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.

2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - D G Property Consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property

Ground Floor



First Floor



Total area: approx. 105.6 sq. metres (1136.3 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		



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