



**DG**  
Property  
Consultants  
Estd. 2000



## **Luton Road, Toddington, Bedfordshire LU5 6DE** **Asking Price £325,000**

Charming Period Cottage | Toddington Village. A delightful opportunity to acquire this characterful linked-detached cottage, dating back to circa 1824, nestled in the picturesque village of Toddington. The property beautifully blends modern comfort with an abundance of original period features.

On entering, you are welcomed into a generously sized living room showcasing an original brick open fireplace, exposed beams, and characterful beamed walls and ceilings. The ground floor continues through to a refitted kitchen and a modern family bathroom.

Upstairs, the cottage offers two well-proportioned bedrooms, both retaining the charm expected of a home of this era. Additional benefits include full double glazing and gas central heating, ensuring comfort throughout the year. Externally, the well-maintained rear garden provides a peaceful retreat, featuring a patio area surrounded by mature plants and shrubs—ideal for relaxing or entertaining. Perfectly suited for commuters, the property enjoys excellent transport links with mainline rail services to London and easy access to the M1 (Junction 11).

Viewing is highly recommended to fully appreciate all this charming home has to offer. Call Team DG on 01525 310200 to arrange your viewing today.



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## Ground Floor Accommodation

### Living Room

13'6" x 13'6" (4.11m x 4.11m)



uPVC entrance door, door leading into the living room, UPVC double glazed window to front, uPVC double glazed window to side, feature brick fireplace with wooden mantle over and solid fuel wood burning with chimney, double radiator, quarry tiled flooring, telephone point(s), TV point(s), double power point(s), original feature beams to walls and ceiling with recess spotlighting, recess feature alcove with inset lighting & shelving.

### View of Living Room



### View of Living Room



### Kitchen/Diner

13'0" x 11'6" (3.97m x 3.51m)



Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap and tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, built-in electric oven, four ring gas with extractor hood over, uPVC double glazed to side, double radiator, ceramic tiled flooring, double power point(s), original ceiling beams and recessed ceiling spotlights, wall mounted concealed gas combination boiler serving heating system and domestic hot water with heating timer control, carpeted stairs first floor landing, uPVC double glazed door to garden, door to bathroom.

### View of Kitchen



### View of Kitchen



### Family Bathroom



Refitted with three piece suite comprising panelled bath with hand shower attachment over and bath taps, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC double glazed to rear aspect, double radiator, ceramic tiled flooring, ceiling spotlights.

### View of Family Bathrom



### First Floor Accommodation

#### Landing

Fitted carpet, recessed ceiling spotlights, doors to both bedrooms.

### Bedroom 1

10'0" x 13'6" (3.04m x 4.11m)



UPVC double glazed window to front, uPVC double glazed window to side, exposed brick chimney breast, single radiator, fitted carpet, double power point(s), recessed ceiling spotlights.

### View of Bedroom 1



### Bedroom 2

10'0" x 9'10" (3.06m x 3.00m)



UPVC double glazed window to rear, single radiator, fitted carpet, TV point(s), double power point(s), feature original beams, recessed ceiling spotlights.

### Outside of the property

## Rear Garden



Enclosed rear garden with timber fencing, mono block patio and gravelled rear garden, side borders with plants, shrubs and flower, wooden side gate leading to side private pathway to the front of the property.

## View of Rear Garden



## View of Rear Garden



## Council Tax Band

Council Tax Band :

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.

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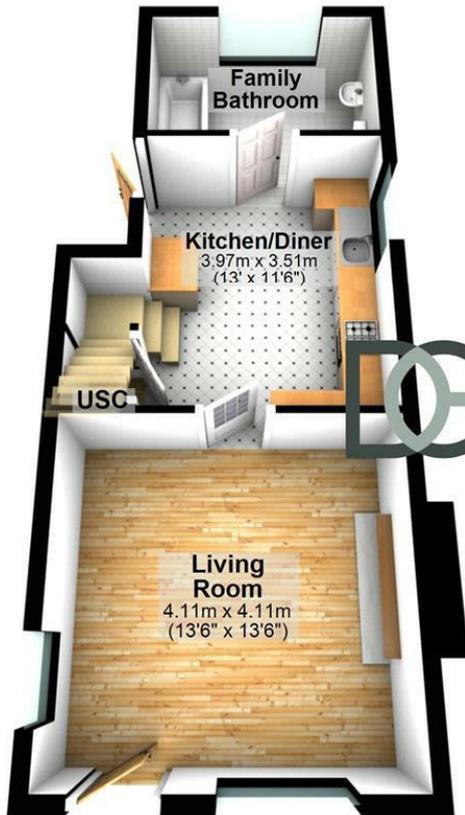
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### Ground Floor



### First Floor



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Total area: approx. 56.9 sq. metres (612.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
63	89
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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