



Layco

Your Property, Your Service



Luton Road Toddington Dunstable

- 100ft rear garden
- Countryside views to the front
- Two reception rooms plus study area
- Utility and downstairs cloakroom
- Village location
- Internal viewing recommended

Price £375,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this three bedroom home boasting a refitted kitchen and a rear garden in excess of 100ft, situated in Toddington. Additional benefits include; separate reception rooms, study area, four piece family bathroom and generous off road parking. The property also boasts countryside views to the front aspect and has a downstairs cloakroom and utility area. An internal viewing is highly recommended to appreciate the space this home provides.

Accommodation:

Entrance porch: with tiled floor and door leading to living room.

Living room: a spacious living room with an open fire place, double doors to the garden and under stairs storage cupboard.

Dining room: a second reception room that is open plan to the kitchen and features a window to the front aspect.

Kitchen: beautifully refitted by the current owners with a range of modern units and granite worktops with a sink and drainer unit. There is an integrated fridge/freezer, double oven and four ring gas hob with extractor above. Window and door leading to the rear lobby.

Rear lobby: with door to a side access back to the front of the property plus window and door to the rear garden.

Study area: the owners have created a study area, ideal for someone working from home.

Utility area: with a range of fitted cupboards and worktops above, space for a washing machine and additional appliance, window to the rear aspect.

Cloakroom: fitted with a white WC and hand basin.

Landing: with window to the front aspect over looking countryside and access to the loft.

Bedroom one: a spacious double bedroom with two built in wardrobes and window to the rear aspect.

Bedroom two: a double bedroom with a range of fitted wardrobes and built in cupboard plus window to the rear aspect.

Bedroom three: a single room with shelved storage and window to the front aspect.

Bathroom: fitted with a four piece white suite comprising; WC, hand basin, shower cubicle and bath with shower attachment. Fully tiled walls and floor and a chrome heated towel radiator.

Outside:

To the front of the property is a driveway with off road parking for three cars and gated side access.

To the rear of the property is a generous garden circa 100ft!

There is a large patio area leading to a low maintenance area of decking and gravel where the owner has created a fantastic seating area with fire pit - great for entertaining! This leads on to the main area of the garden which is mostly laid to lawn - an excellent space for a buyer with children to play!

General: Freehold, gas central heating, Central Beds Council, council tax band: C, EPC: C.



Total floor area 109.4 m² (1,178 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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