

Love Homes



Luton Road, Toddington, Bedfordshire, LU5 6DF

Step into the welcoming entrance hall, where a staircase leads you to the first floor and a convenient downstairs cloakroom awaits. The heart of the home lies in the spacious 15'8" open plan living/dining room with French doors that open onto the rear garden, inviting in natural light and a seamless indoor-outdoor flow. The modern 12'0" kitchen overlooks the front aspect. Ascending to the first floor discover two bedrooms - a generously sized double bedroom featuring freestanding wardrobes, and a good size 11'2" x 6'8" single bedroom. With a contemporary family bathroom. Outside is a, south/westerly facing rear garden. With gated rear access to a parking area for accommodating two cars.



This property is presented by Stuart Scott - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



M1 J12



3



1



2

Tenure:Freehold Council Tax Band:C





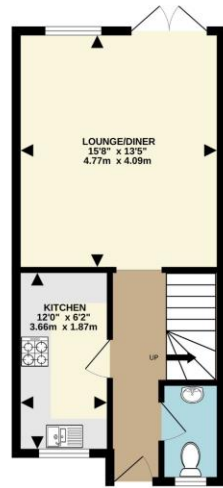
Toddington is a picturesque village thoughtfully designed around a spacious central green, creating a charming focal point for its 4,500 residents. Located conveniently just five miles from Luton, with excellent commuter access to the M1. Nearby mainline railway stations in Harlington and Flitwick which can have you at St Pancras station in under 50 minutes.

Toddington has evolved into a lively and vibrant community, while still retaining its authentic sense of belonging. Residents enjoy a variety of amenities, including a diverse range of shops.

Education is well-catered for within the village, operating on a three-tier system. Toddington truly offers a blend of idyllic surroundings, convenience, and a strong sense of community spirit.



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



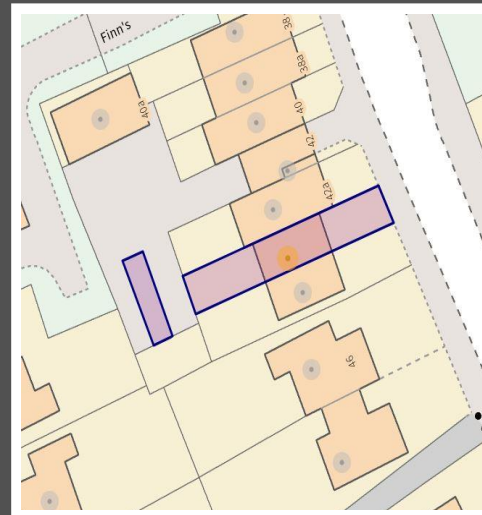
2ND FLOOR
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING TO FOLLOW



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5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY
Tel: 01525 713111

Email: flitwick@lovehomes.uk

www.lovehomes.uk



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