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Estd. 2000



Luton Road, Toddington, Dunstable, Bedfordshire LU5 6DE
Asking Price £280,000

Neatly positioned in the charming village of Toddington, this delightful 2-bedroom terraced cottage on Luton Road is a gem waiting to be discovered. The property boasts a cosy reception room, perfect for relaxing or entertaining guests. The good sized fitted kitchen which is ideal for an enthusiastic cook, while the ground floor bathroom adds convenience to this lovely home. With two double bedrooms, there's ample space for a small family. Gas central heating ensures warmth and the double glazing throughout helps keep the property energy efficient. One of the standout features of this property is the private neat rear garden, offering tranquil outdoor space. Situated within walking distance of local amenities, this cottage is a commuter's dream, with easy access to both rail (Harlington) and road (M1 & A5) networks. Whether you're looking for a peaceful retreat or a convenient location for travel, this well-presented cottage on Luton Road has it all.



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Ground Floor Accommodation

Living Room

11'0" x 11'6" (3.35m x 3.51m)



Replacement uPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling with exposed beams, living flame effect gas fire set in feature marble and wooden with boiler back boiler, uPVC double glazed entrance door, door to kitchen.

View Living Room



Fitted Kitchen

8'0" x 11'6" (2.44m x 3.51m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing and space for automatic washing machine, space for fridge/freezer, built-in gas oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, double power point(s), textured ceiling with exposed beams, carpeted stairs first floor landing, open doorway to rear lobby leading to garden.

View of Fitted Kitchen



View of Fitted Kitchen



Rear Lobby

Wooden laminate flooring, uPVC double glazed door to rear to garden, double door to airing cupboard, door to ground floor bathroom.

Family Bathroom

6'6" x 6'0" (1.98m x 1.82m)

Three piece suite comprising panelled bath with shower attachment over and folding glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, uPVC double glazed window to rear, double radiator, wooden laminate flooring, textured ceiling.

View of Bathroom



First Floor Accommodation

Landing

Fitted carpet, textured ceiling with lighting, access to bedroom 1 & 2.

Bedroom 1

11'0" x 11'6" (3.35m x 3.51m)



UPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s), textured ceiling, access to loft space.

View of Bedroom



Bedroom 2

8'6" x 8'6" (2.59m x 2.59m)



UPVC double glazed window to rear, double radiator, floorboards exposed, double power point(s), textured ceiling, opening of storage cupboard.

Outside of the property

Frontage

Road side parking outside the property,

Rear Garden



South facing neat rear garden, enclosed by timber fencing, patio area, mature plants and shrubs,

Access from the bottom of the rear garden, allowing access to the front and waste bins etc.

View of Rear Garden



View from Rear of Property

Council Tax Band

Council Tax Band : B

Charge Per Year : £1579.33

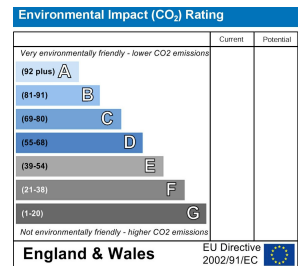
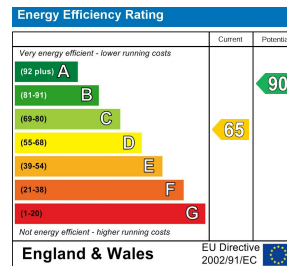
MISDESCRIPTIONS ACT - Sales

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



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