



**DG**  
Property  
Consultants  
Estd. 2000



## **The Sidings, Toddington, Dunstable, Bedfordshire LU5 6FT**

### **Asking Price £435,000**

A superbly presented Detached Home desirably positioned in The Sidings development in the sought after village of Toddington, this good size 3-bedroom, 2 reception room detached home offers a perfect blend of space, comfort, style, and practicality for modern day family living. The generous living room ideal for entertaining or unwinding with family, separate dining room opening into a bright and airy refitted fitted kitchen and convenient downstairs cloakroom completes the ground floor layout. The first floor accommodation offers 3 well proportioned bedrooms, the master with an en-suite shower room alongside a refitted family bathroom.

Externally, the property benefits from off-road parking for two vehicles and potential for a single garage to the side, stpp. The enclosed rear garden offers a sunny retreat, perfect for outdoor relaxation and entertaining, also with a timber workshop.

Within walking distance from the hub of the village, easy access to local amenities, sought-after schools, excellent choice for commuters, with easy access to rail links and the M1, while families will appreciate the proximity to highly rated schools and scenic countryside walks.

Call Team DG on 01525-310200 to arrange your viewing



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## Ground Floor Accommodation

### Entrance Hall



Composite entrance door, UPVC double glazed window to front, double radiator, fitted carpet, double power point(s), recessed ceiling spotlights, carpeted stairs to first floor landing with glass balustrade, door dining room, lounge and cloakroom.

### Cloakroom



Two piece suite comprising, vanity wash hand basin in vanity unit with cupboard under, mixer tap and tiled splashbacks, extractor fan, single radiator, ceramic tiled flooring, recessed ceiling spotlight.

## Lounge

16'0" into bay x 11'4" (4.88m into bay x 3.45m)

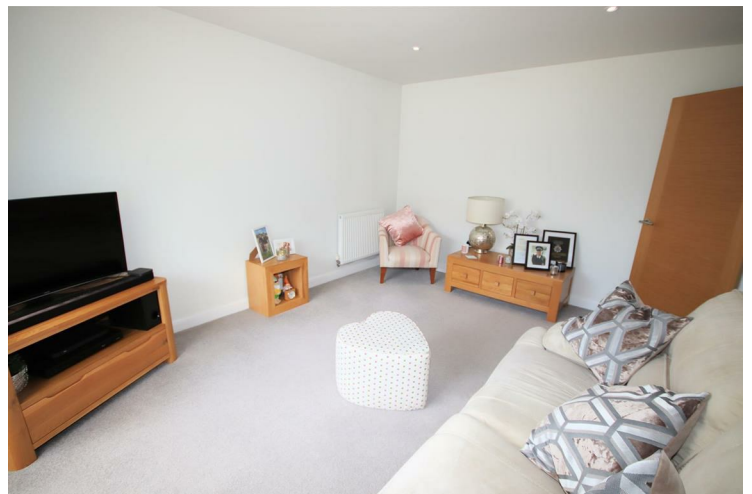


UPVC double glazed box bay window to front, two double radiators, fitted carpet, telephone point(s), TV point(s), double power point(s) with six recessed ceiling spotlights.

### View of Lounge



### View of Lounge



### Dining Room

8'3" x 15'1" (2.52m x 4.61m)



Double radiator, single radiator, fitted carpet, double power point(s), uPVC double glazed French double doors to rear to garden, opening through into the kitchen.

### View of Dining Room



### Fitted Kitchen

9'6" x 8'2" (2.90m x 2.49m)



Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine/tumble dryer, built-in electric fan assisted oven, four

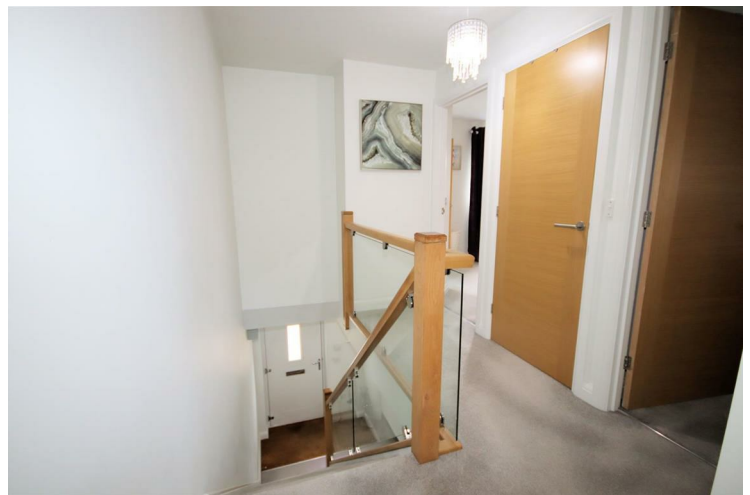
ring halogen hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, ceramic tiled flooring, double power point(s), six recessed ceiling spotlights, wall mounted gas boiler serving heating system and domestic hot water with heating timer control.

### View of Kitchen



### First Floor Accommodation

#### Landing



Fitted carpet, double power point(s), access to loft space, doors to all first floor rooms, landing with glass balustrade.



### Bedroom 1

9'8" x 12'0" (2.95m x 3.66m)



UPVC double glazed window to front, built-in double wardrobe(s) with full-length timber sliding doors, single radiator, fitted carpet, double power point(s) with lighting, recessed ceiling spotlight.

### View of Bedroom 1



### En-suite Shower Room



Refitted with piece suite comprising tiled double shower cubicle with shower over and glass screen, pedestal wash hand basin, low-level WC, heated chrome towel rail, extractor fan, shaver point, uPVC double glazed window to front, ceramic tiled flooring, recessed ceiling spotlights.

### Bedroom 2

11'1" x 12'0" (3.38m x 3.66m)



UPVC double glazed window to rear, single radiator, fitted carpet, TV point, double power point(s).

### View of Bedroom 2



### Bedroom 3

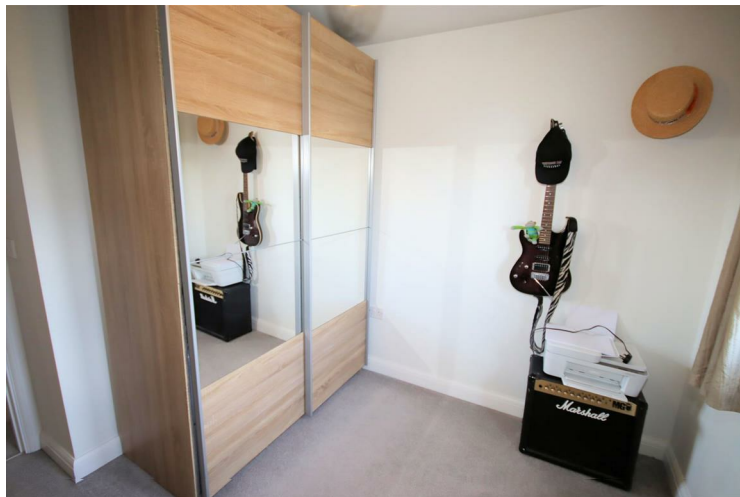
9'6" x 8'2" (2.90m x 2.49m)



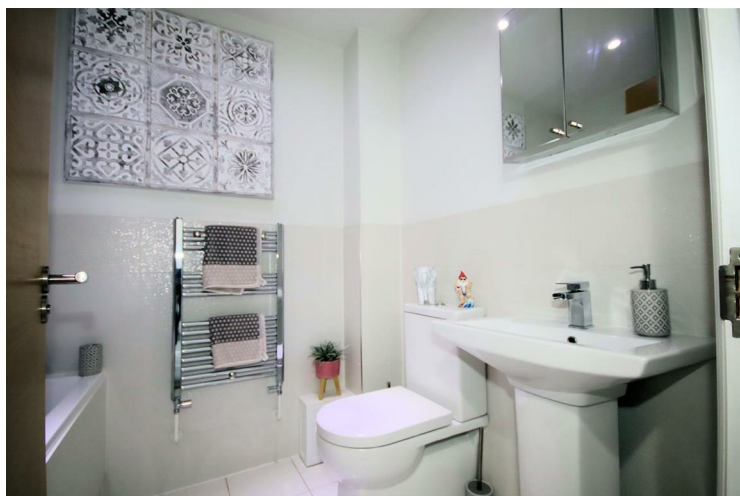
UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).



View of Bedroom 3

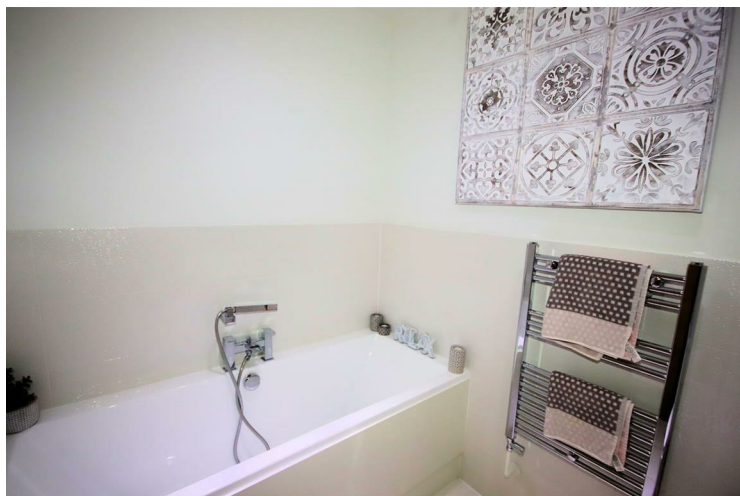


Family Bathroom



Refitted with three piece suite comprising panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, heated chrome towel rail, extractor fan, shaver point, ceramic tiled flooring, recessed ceiling spotlights.

View of Family Bathroom



Outside of the property

Front Garden & Parking



Mono block front drive offer off road parking, potential for more if needed by using the lawn area, Access to rear garden via side gate. Mainly laid to lawn.

View from Rear of Property



Rear Garden



Full enclosed by timber fencing, two paved patio areas, one with pagoda, laid to lawn, flowers and shrubs. side passage leading to front of the property with gate. Large timber workshop/shed.



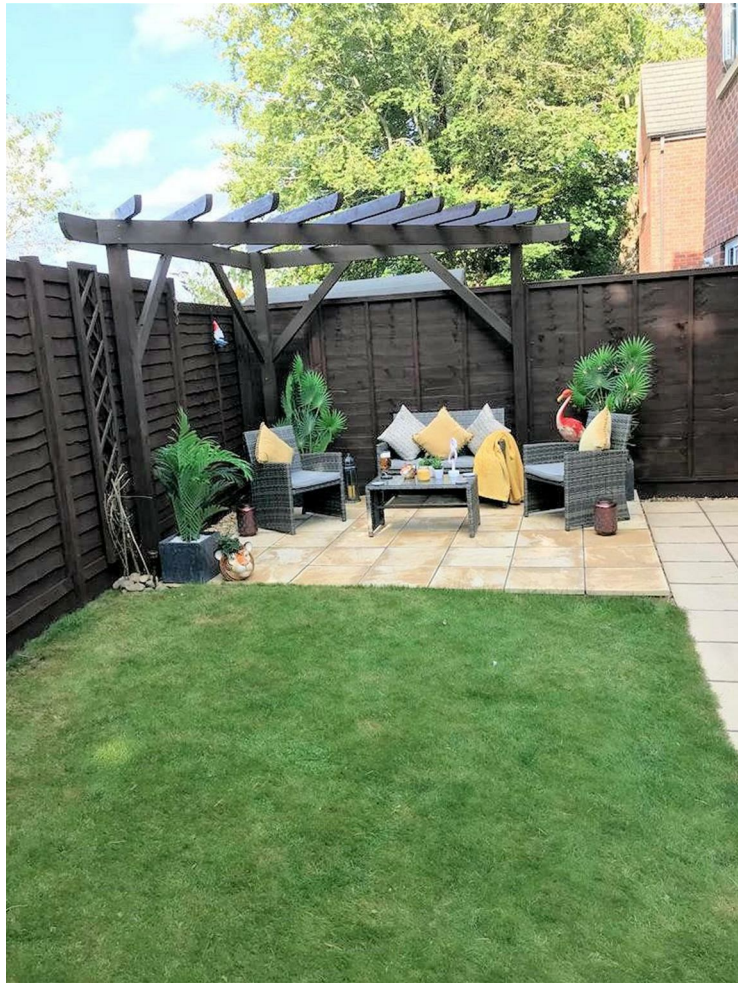
View of Rear Garden



View of Rear Garden



View of Rear Garden



View of Rear Garden



View of Rear Garden



#### Outside Timber Worksop/Shed

11'6" x 6' (3.51m x 1.83m)

Timber workshop/shed, with power and lighting connected, along with heating, window to rear with access door.

#### Council Tax Band

Council Tax Band : E

Charge Per Year : £2481.79

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.

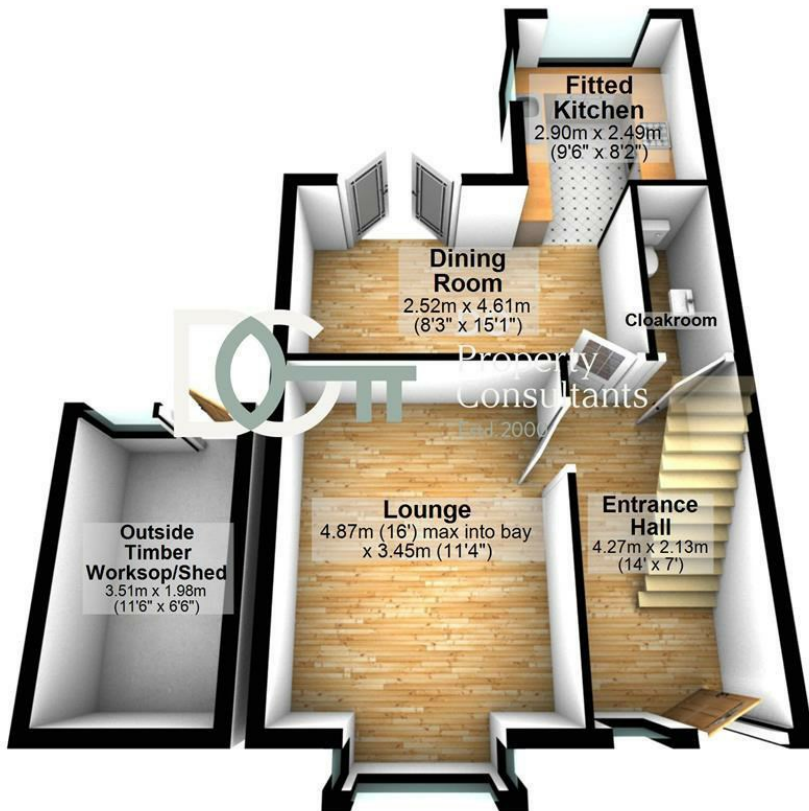
1. Cash purchase: Proof of funds.

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

MISDESCRIPTIONS ACT - 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.



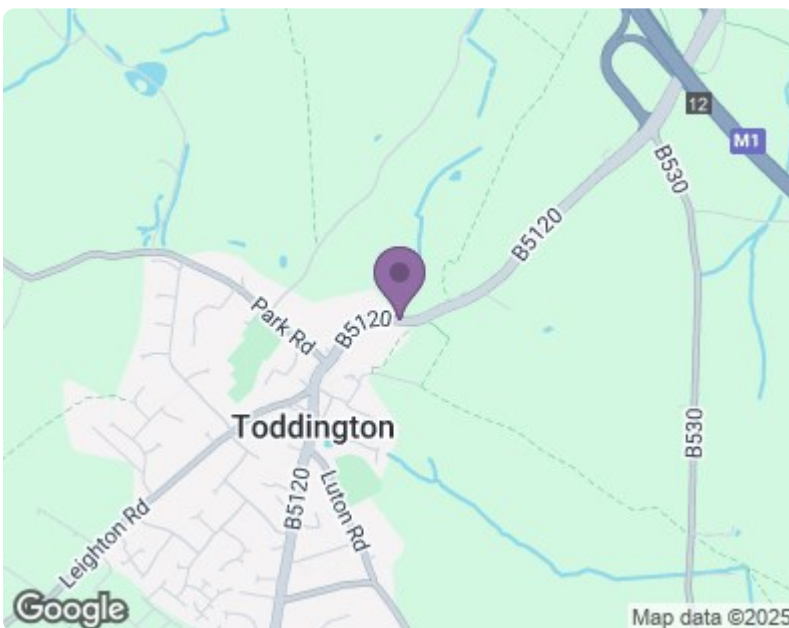
## Ground Floor



## First Floor



Total area: approx. 102.2 sq. metres (1100.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-101) <b>A</b>		
(61-81) <b>B</b>		
(41-61) <b>C</b>		
(21-41) <b>D</b>		
(1-21) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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