



**DG**  
**Property**  
**Consultants**  
Estd. 2000



## **Conger Lane, Toddington, Dunstable, Bedfordshire LU5 6BT**

### **Asking Price £899,500**

Nestled in the charming village of Toddington, Conger Lane presents an exceptional opportunity to acquire a spacious "Potton" self build detached house that perfectly balances comfort and practicality. Ideal for commuters. This delightful home features three inviting reception rooms, each designed to create a unique atmosphere for entertaining family and friends. The welcoming reception hall leads you seamlessly into these well-appointed spaces. The heart of the home lies a fitted kitchen/breakfast room, complemented by a convenient utility room and a downstairs cloakroom, enhancing the overall functionality of the layout. Ascending to the first floor, you will discover four generously sized double bedrooms, including a master suite complete with an en-suite bathroom that adds a touch of luxury. A stylishly family shower room serves the remaining bedrooms, ensuring comfort for all. The outdoor space is equally impressive, featuring beautifully maintained mature gardens that provide a serene environment for relaxation. With ample parking for many vehicles and a double-width garage, this property is a rare find in today's market, particularly for families with multiple vehicles. In summary, this splendid detached house on Conger Lane is an ideal choice for families seeking a spacious and well-appointed home in a picturesque village setting. Its blend of comfort, style, and practicality is sure to impress all who visit, making it a must-see property for discerning buyers.



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
dgpropertyconsultants.co.uk  
01582 580500

dgpropertyconsultants.co.uk  
01582 580500





## Ground Floor Accommodation

### Entrance Porch

hardwood entrance door four double glazed windows to front, two double glazed windows to side, matwell flooring, double power point(s), recessed ceiling spotlights, French double door to the entrance hall.

### Entrance Hall



Fitted carpet, telephone point(s), double power point(s), two wall light points, underfloor heating, doors to living room, dining room kitchen/breakfast room and cloakroom, stairs to the first floor landing.

### View of Entrance Hall



## Cloakroom



Double glazed window to side, two suite comprising, wash hand basin and low-level WC, tiled splashbacks, fitted carpet, underfloor heating, door to sitting room/conservatory.

## Living Room

23'0" x 16'2" (7.01m x 4.94m)



Double glazed window to front, two double glazed windows to rear, fireplace, fitted carpet, telephone point(s), TV point(s), double power point(s), dado rail, three wall light points, recessed ceiling spotlight, brick and tiled hearth, inglenook feature fireplace with gas living flame stove, underfloor heating, double glazed French double glazed doors to rear garden.

### View of Living Room





View of Living Room



View of Dining Room



View of Living Room



Kitchen/Breakfast Room

15'1" x 15'6" (4.60m x 4.72m)



Dining Room

11'2" x 15'1" (3.41m x 4.60m)



Fitted with a matching range of base and eye level units with worktop space over, twin bowl polycarbonate sink unit with single, mixer tap and worktop space, waste disposal unit, integrated fridge, freezer and dishwasher, space for freestanding fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, two double glazed windows to rear, ceramic tiled flooring, double power point(s), six recessed ceiling spotlights, concealed wall mounted gas boiler serving heating system and domestic hot water with heating timer controls and underfloor heating.

Double glazed window to front, two double glazed windows to side incorporating double glazed French double doors to side garden, fitted carpet, double power point(s).



View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



Utility Room

5'10" x 6'5" (1.77m x 1.95m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for, space and plumbing for automatic washing machine and tumble dryer, water softener, ceramic tiled flooring, power point(s), door to sitting/conservatory room.

Sitting/Conservatory Room

12'2" x 15'2" (3.72m x 4.62m)



View of Kitchen/Breakfast Room



Two double glazed windows to rear, double glazed window to side, ceramic tiled flooring, double power point(s), vaulted ceiling, double glazed French double door to rear garden, door to the living room.



View of Sitting Room/Conservatory

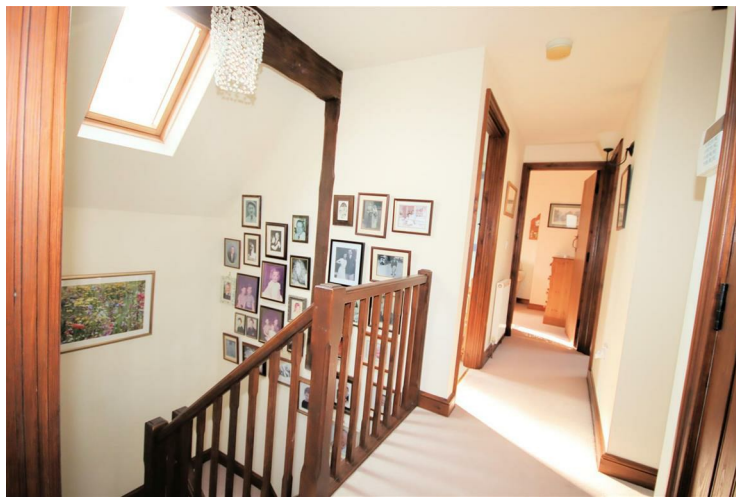


View of Bedroom 1



First Floor Accommodation

Landing



View of Bedroom 1



Double glazed velux window to rear, fitted carpet, double power point(s), access to loft space with ladder, access to all first floor rooms.

Bedroom 1

14'3" x 15'0" (4.35m x 4.58m)



En-suite Bathroom



Four piece suite comprising deep panelled jacuzzi bath, vanity wash hand basin in vanity unit with cupboards under, tiled splashbacks, tiled shower cubicle with power shower and glass screen and low-level WC, extractor fan, single radiator, karndean flooring with three recessed ceiling spotlights.

Double glazed window to side, double glazed window to front, single and double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), vaulted ceiling with exposed beams, double doors to walk-in wardrobe.



**View of En-suite Bathroom**



**View of Bedroom 2**



**View of En-suite Bathroom**



**Bedroom 3**

11'0" x 10'6" (3.35m x 3.20m)



**Bedroom 2**

8'9" x 13'7" (2.67m x 4.14m)



Double glazed window to front, built-in double wardrobe(s) with sliding doors, single radiator, fitted carpet, double power point(s), wall light point.

**Bedroom 4**

11'5" x 8'6" (3.47m x 2.59m)



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



**Family Shower Room**



Three piece comprising tiled shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, low-level WC, extractor fan, wall mirrored, electric shaver point, double glazed window to rear, karndean flooring, two ceiling spotlights.

**View of Shower room**



**Rear Garden**



Beautifully presented south-west facing rear garden with many mature plants, shrubs, trees, various patio areas, access the front via both sides, outside lighting, water feature,

**View of Rear Garden**



**View of Rear Garden**



**Outside of the property**

**Frontage & Driveway**



Gravel frontage with off road parking for 6 vehicles, side access from both sides to the rear garden., access the double garage, mature shrubs, conifers.



**View of Rear Garden**



**View of Rear Garden**



**View of Rear Aspect**



**Double Garage**

17'1" x 17'1" (5.21m x 5.21m)

Two Up and over door to the front, window to side, personal door the rear garden, power and lighting connected.

**Council Tax Band**

Council Tax Band : G

Charge Per Year : £3867.39

**MISDESCRIPTIONS ACT - Sales**

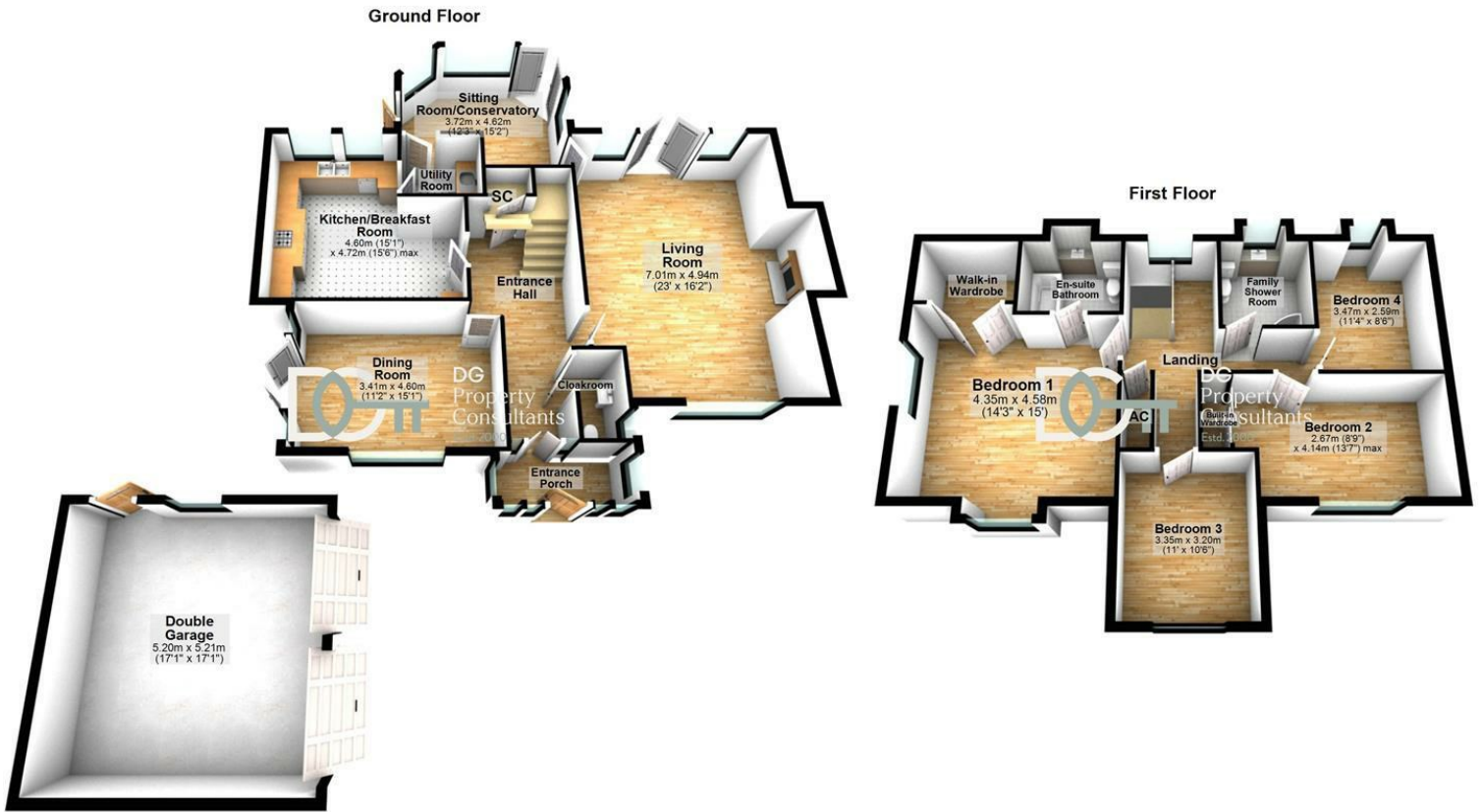
Should you be interested in this property all negotiations should be conducted through DG Property Consultants. Supporting evidence will be required for your method of purchase.

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.





Total area: approx. 217.5 sq. metres (2341.6 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		
<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		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
dgpropertyconsultants.co.uk  
01582 580500

dgpropertyconsultants.co.uk  
01582 580500

