



Connells

Toddington Road
Luton



Property Description

Connells Leagrave bring to the market a FIVE bedroom detached property located on the sought after Toddington Road. The property briefly comprises; entrance hall, lounge, family room/dining room, office, open plan kitchen/breakfast room, utility room, ground floor shower room, first floor landing, master bedroom with EN SUITE, large second bedroom with DRESSING AREA, a further three double bedrooms, family bathroom, front garden with AMPLE PARKING and a rear garden with an OUT HOUSE featuring; kitchen, W.C. and shower room. The out house would make an ideal office space or recreational room. The property's location boasts excellent access to local shops and well regarded schools as well as the M1 junctions 11 and 11a as well as the L&D hospital and Thameslink mainline train station that provides fast link in to London.

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Shower Room

Double glazed window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Radiator. Extractor fan. Fully tiled.

Lounge

24' 5" x 12' 9" (7.44m x 3.89m)
Double glazed bay window to front aspect. Television point. Radiator.

Dining Room

27' 3" x 9' 8" (8.31m x 2.95m)
Double glazed doors and window to rear aspect. Television point. Radiator.

Reception Room Three

9' 8" x 8' 5" (2.95m x 2.57m)
Double glazed window and door to front aspect.

Kitchen

19' 3" x 11' 8" (5.87m x 3.56m)
Double glazed window to rear aspect. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated dishwasher. Gas hob with gas oven and cooker hood over. Space for a fridge/freezer. Radiator.

Utility Room

8' 9" x 6' 8" (2.67m x 2.03m)
Double glazed window to side aspect. Fitted wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine and dryer. Space for a fridge/freezer.

First Floor Landing

Double glazed window to side aspect. Loft access. Radiator.

Bedroom One

11' 1" plus recess x 10' 4" (3.38m plus recess x 3.15m)
Double glazed window to front aspect. Fitted wardrobe. Built in Cupboard. Radiator.

Bedroom Two

16' 1" x 9' 10" (4.90m x 3.00m)
Double glazed window to side aspect. Fitted wardrobes. Television point. Radiator.

En Suite

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

Bedroom Three

14' 3" x 11' 8" (4.34m x 3.56m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Four

23' 2" x 9' 8" (7.06m x 2.95m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Five

12' 4" x 9' 9" (3.76m x 2.97m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Extractor fan. Radiator.

Front Garden

Block paved off street parking for multiple vehicles.

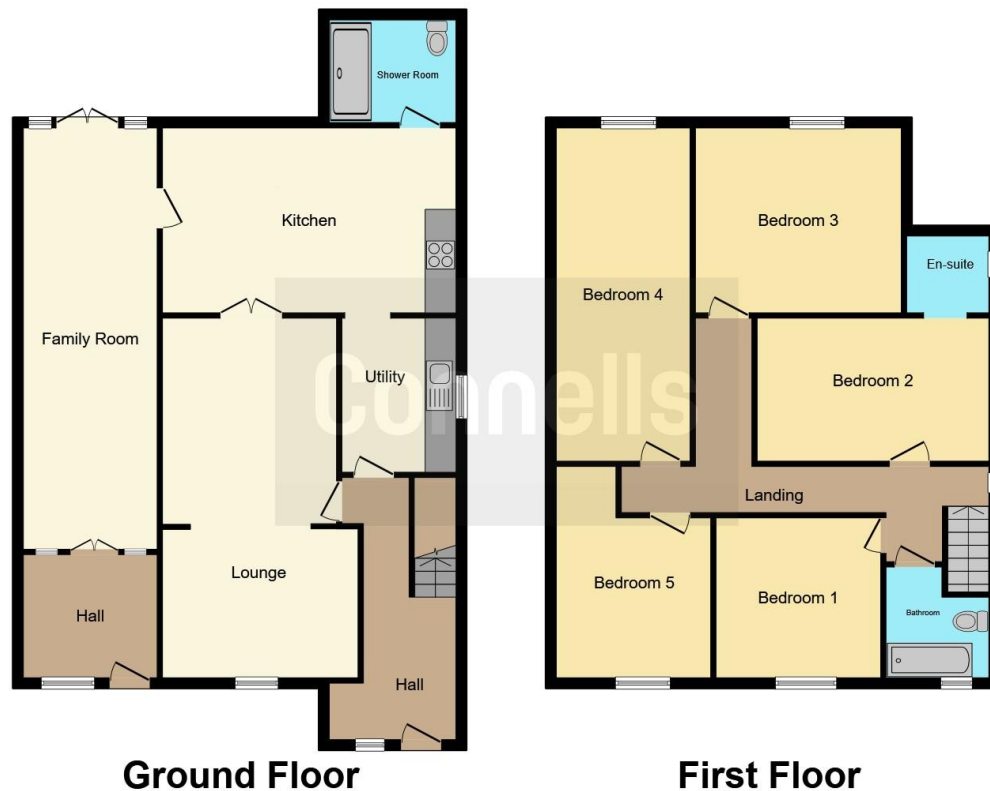
Rear Garden

Laid to lawn with a patio area. Electric power sockets. Shed.

Outbuilding

21' 9" x 12' 5" (6.63m x 3.78m)
Double glazed door and window to front aspect. Double glazed velux window to side aspect. Wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Television point. Space for a fridge/freezer.
Double glazed window to rear aspect. Low level wc.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/LGR311996

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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