



**Connells**

Grange Gardens  
Toddington Dunstable





## Property Description

Located in a small cul-de-sac in the heart of Toddington village, this charming four double-bedroom link-detached house is now available for sale. Previously extended by the owners, the main bedroom boasts a spacious dressing area and a four-piece en-suite.

The expansive downstairs living area is ideal for a large family. The lounge/diner offers ample space for everyone to gather for meals or relax in front of the fire. Adjacent to the kitchen, the separate dining room presents an opportunity to create a kitchen diner and possibly a family room (structural alterations should be confirmed with a structural engineer). Additional features include a conservatory and a utility room.

Upstairs, the master bedroom, with its dressing area and en-suite, provides a serene retreat after a long day. There are three additional double bedrooms and a family bathroom, perfect for accommodating a large family.

Outside, the property offers ample off-road parking with block-paved driveways. The former garage now serves as a storage area, having been partially converted to create the utility room. The garden features a mix of lawn, flower beds, and decking, providing a delightful outdoor space.

Don't miss the opportunity to view this wonderful home in the lovely village of Toddington.

## Entrance Hall

Under stairs storage. Column radiator. Tiled flooring.

## Cloakroom

Double glazed window. WC. Wash hand basin. Radiator. Tiled flooring.

## Lounge

19' 2" x 11' 11" max ( 5.84m x 3.63m max )  
2 double glazed windows. Open fireplace. Sky point. Air conditioning. 2 radiators. Laminate flooring.

## Dining Room

11' 10" x 9' 11" ( 3.61m x 3.02m )  
Doors to conservatory. Radiator. Laminate flooring.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units. Granite work surfaces. Stainless steel sink and drainer. Space for fridge-freezer. 5 ring gas hob with cooker hood over. Integrated microwave oven and warming tray. Integrated dishwasher. Underfloor heating. Tiled flooring.

## Conservatory

9' 3" x 10' 2" ( 2.82m x 3.10m )  
Brick built base with UPVC windows. Radiator. Tiled flooring.

## Utility Room

8' 4" x 8' 1" ( 2.54m x 2.46m )

Base units with work surfaces over. Stainless steel sink and drainer. Central heating boiler. Plumbing for washing machine. Space for tumble dryer. Tiled flooring.

## Landing

Stairs rising from entrance hall. Airing cupboard. Double glazed window.

## Bedroom One

10' 4" x 12' ( 3.15m x 3.66m )

Radiator. TV point. Carpeted flooring.

Dressing Area. 7.00 max x 14.07 wardrobe to wardrobe

Double glazed window. Fitted wardrobes. Carpeted flooring.

## En-Suite To Bedroom One

Double glazed window. Double shower cubicle. Bath. WC. Wash hand basin. Extractor fan. Radiator. Tiled flooring.

## Bedroom Two

10' 4" x 11' 11" ( 3.15m x 3.63m )

Double glazed window. Radiator. Laminate flooring.

## Bedroom Three

8' 6" x 12' ( 2.59m x 3.66m )

Double glazed window. radiator. Fitted wardrobes. Carpeted flooring.

## Bedroom Four

8' 6" x 12' ( 2.59m x 3.66m )

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. P-shape bath with shower over and shower screen. Wash hand basin in vanity unit. WC. Heated towel rail. Tiling to water sensitive areas. Tiled flooring.

## Loft Space

Loft ladder. Partly boarded. Light.

## Outside

## Front Garden

Block paved driveway. Access to garage.

## Rear Garden

Side access. Plumbing for hose. Laid to lawn. Decking area.















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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC310870](http://connells.co.uk/Property/LBC310870)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC310870 - 0008