



Manor Road, Toddington, DUNSTABLE, LU5 6AH

welcome to

Manor Road, Toddington, DUNSTABLE

This three-bedroom property sits on one of the most popular roads in this desirable village location and has ample parking as well as fantastic transport connections.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and under stairs storage.

Lounge / Diner

24' 10" max x 12' 7" max (7.57m max x 3.84m max)
Bio-oil fire, two radiators and space for a dining table and chairs. Double-glazed window to the front and double-glazed windows and double doors leading out to the garden.

Kitchen

9' 3" x 7' 7" (2.82m x 2.31m)
Fitted kitchen with a mix of wall and base units with work surface over, stainless steel sink with drainer, electric oven and electric hob with extractor fan over. Integrated fridge/freezer and space for a washing machine. Double-glazed window to the rear and double-glazed door to the garden.

First Floor

Landing

Stairs from the ground floor and double-glazed obscured window to the side.

Bedroom One

13' 7" x 10' 5" (4.14m x 3.17m)
Fitted wardrobes, radiator and double-glazed window to the front.

Bedroom Two

11' 9" x 10' 11" max (3.58m x 3.33m max)
Storage cupboard, radiator and double-glazed window to the rear.

Bedroom Three

8' 8" x 8' 1" (2.64m x 2.46m)
Currently used as an office. Radiator and double-glazed window to the front.

Bathroom

Partially tiled with a wash hand basin set in a vanity unit, low-level WC and a bath. Heated towel rail, extractor fan and double-glazed obscured window to the rear.

Outside Front Garden

Flower and shrub borders with a shingle and paved driveway providing off-road parking.

Rear Garden

Mainly laid to lawn with a decked area and shed. Access to the garage.



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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Manor Road,
Toddington, DUNSTABLE

- EASY ACCESS TO JUNCTION 12 OF THE M1
- HARLINGTON STATION APPROX. 7 MINS DRIVE
- RURAL LOCATION
- LOCAL AMENITIES
- PROXIMITY TO ST GEORGE CHURCH OF ENGLAND SCHOOL AND PARKFIELDS MIDDLE SCHOOL

Tenure: Freehold EPC Rating: C

guide price

£440,000



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Property Ref:
LBZ109042 - 0011

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