



Welcome to this impressive semi-detached house located on Lakefield Avenue in the sought-after village of Toddington. This property has recently come to the market exclusively with Bradshaws and offers a wonderful opportunity for families seeking a spacious and modern home.

Boasting five generously sized double bedrooms, this residence is perfect for those who value space and comfort. The current owners have extended and modernised the property, creating a large lounge that flows seamlessly into an open-plan layout on the ground floor. This design not only enhances the living space but also makes it ideal for entertaining guests or enjoying family time.

In addition to the expansive living areas, the ground floor features a convenient study, providing a quiet space for work. Upstairs, you will find a well-appointed family bathroom along with a separate shower room, ensuring that the needs of a busy household are met with ease.

Set on a corner plot, the property benefits from a peaceful garden, perfect for outdoor relaxation or family gatherings.

Entrance Hall

Providing access to all ground floor accommodation with a part glazed composite door to the front aspect. Double glazed window to the front. Karndean flooring. Radiator. Stairs rising to the first floor.

Living Room

A large dual aspect room with double glazed windows to the front and rear aspects. Radiator. Karndean flooring. TV points. Inset spotlights to the ceiling. Storage cupboard. French doors leading to:



Living/ Dining/ Kitchen Area

A large open plan living space that provides the perfect setting for the whole family to relax, entertain and enjoy.

Living Area

Feature bi-folding doors leading to the rear garden. Radiator. Tiled floor. Inset spotlights to the ceiling. TV point.



Kitchen/ Dining Area

Tastefully fitted to include a range of wall, drawer and base level units with quartz work surfaces over. 1 and 1/2 drainer sink unit. Eye level oven and grill. Gas hob with an extractor hood over. Centre island / breakfast bar with storage under and quartz work surface. Integrated dishwasher. Tiled floor. Inset spotlights to the ceiling. Bi-folding doors leading to the rear garden.



Inner Hall

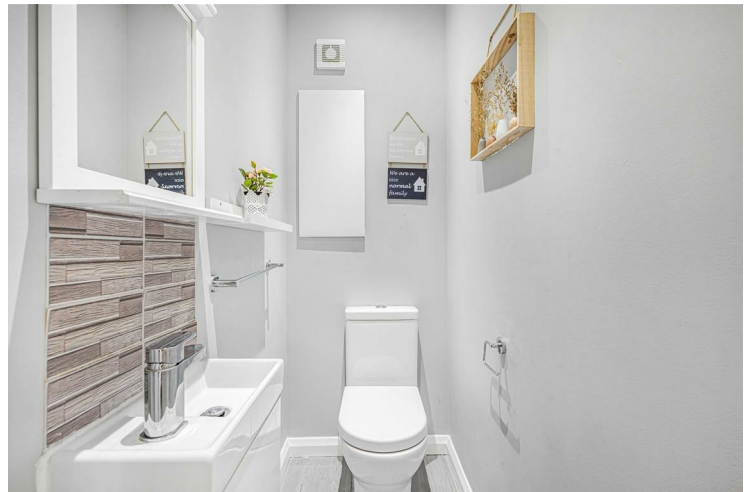
Providing access to the study, cloakroom and garage. Tiled floor. Radiator.

Study

Radiator. Tiled floor.

Cloakroom

Comprising a WC and vanity unit with inset wash hand basin. Radiator. Tiled floor. Inset spotlights to the ceiling. Extractor fan.



Landing

Providing access to all first floor accommodation with fitted carpet. Radiator. Solar tube. Inset spotlights to the ceiling.

Bedroom One

Double glazed window to the rear aspect and two further sky lights to the ceiling. Radiator. Fitted carpet. Eaves storage. Inset spotlights to the ceiling.



Bedroom Two

Twin double glazed windows to the front aspect. Radiator. Fitted carpet. Inset spotlights to the ceiling.



Bedroom Three

Double glazed window to the front aspect. Radiator. Fitted carpet. Inset spotlights to the ceiling.



Bedroom Four

Double glazed window to the rear aspect. Radiator. Fitted carpet. Inset spotlights to the ceiling.

Family Bathroom

Tastefully fitted and comprising a WC, vanity unit with inset wash hand basin, corner bath and shower enclosure. Fully tiled walls and floor. Inset spotlights to the ceiling. Double glazed window to the rear aspect.



Shower Room

Comprising a WC, vanity unit with inset wash hand basin and shower enclosure. Solar tube to the ceiling. Inset spot lights to the ceiling



Bedroom Five

Double glazed window to the rear aspect. Radiator. Fitted carpet. Inset spotlights to the ceiling.



To The Front

Driveway providing off road parking for three cars.



or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Garage

Partially converted to provide the study and w/c with the remainder being retained for useful storage. Roller door to the front. Wall mounted boiler and 20 litre pressurised hot water tank. Space and plumbing for a washing machine. Shelving.

Rear Garden

A good sized, enclosed rear garden with a large decking area adjacent to the rear of the property, with the remainder being laid mostly to lawn. Mature shrubs, bushes and trees. Two large sheds. Area of hard standing to the side. Boundary fencing.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water

Lakefield Avenue, Dunstable, LU5 6DB

Approximate Gross Internal Area = 222.87 sq m / 2399 sq ft

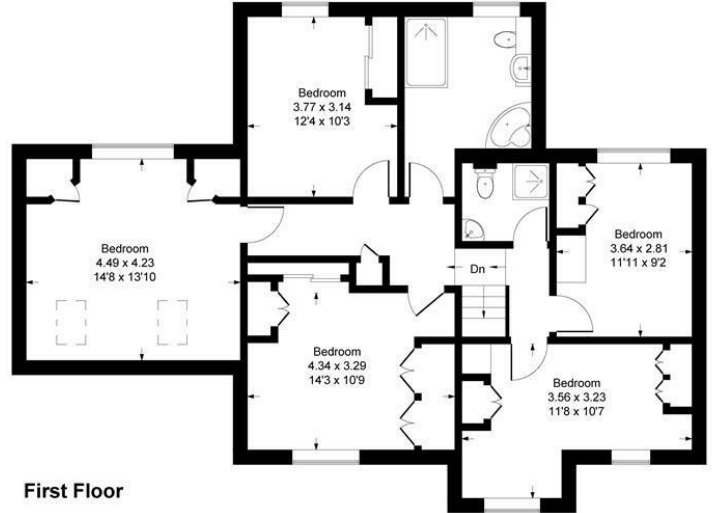
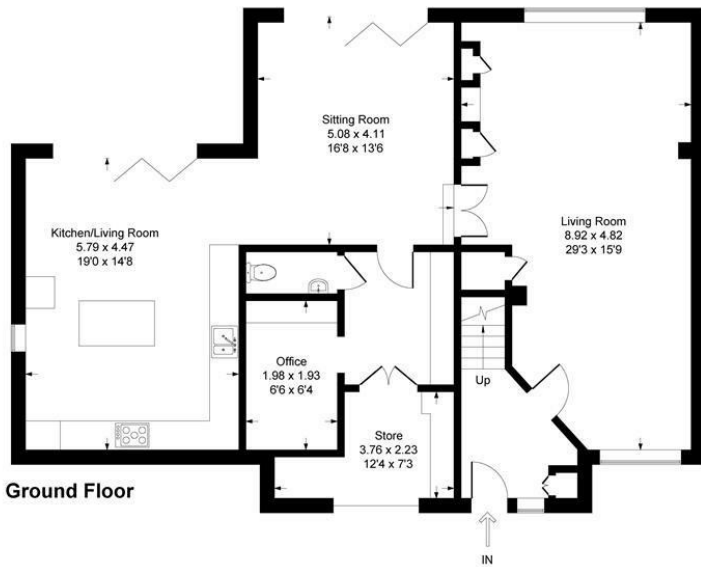


Illustration for identification purpose only, measurements approximate, and not to scale.

