



**DG**  
Property  
Consultants  
Estd. 2000



## **Manor Road, Toddington, Bedfordshire LU5 6AH** **Asking Price £575,000**

This extended and spacious 4–5 bedroom semi-detached home is ideally located on the sought-after Manor Road in Toddington, a true gem waiting to be discovered. Offering versatile and modern living space, the property boasts two reception rooms and well-planned accommodation perfect for growing families. Upon entering, you are welcomed by a spacious entrance hall leading to a large, modern open-plan kitchen/dining room, ideal for entertaining guests or enjoying family time. The well-proportioned living room flows seamlessly into the kitchen/dining area, creating a bright and sociable heart of the home. Additional ground floor benefits include a utility room, downstairs cloakroom, and a study/fifth bedroom, providing flexible space for family life or hybrid working. Upstairs, there are four generously sized double bedrooms. The principal bedroom features a dressing room and en-suite shower room, while a contemporary family bathroom completes the first floor. Outside, the property offers a generous frontage providing ample off-road parking, along with a large rear garden, perfect for outdoor living and family enjoyment. A single garage with bar area adds further versatility.

Conveniently situated within easy reach of local amenities, highly regarded schools, and excellent transport links including the M1 and mainline rail services into London, this home is ideal for commuters.

Don't miss the opportunity to make this superb village home your own.

To arrange a viewing, call 01525 310200



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## Ground Floor Accommodation

### Entrance Hall



Double glazed composite entrance door with two uPVC double glazed windows either side to the front, porcelain tiled flooring, double power point(s), carpeted stairs first floor landing, door to lounge, opening into the kitchen/dining room, built in understairs storage cupboard.

### Living Room

17'6" x 10'2" (5.33m x 3.10m)



Replacement uPVC double glazed bow bay window to front, fireplace with chimney, double radiator, Amtico wooden style flooring, telephone point(s), TV point(s), double power point(s), recessed LED ceiling spotlights, archway opening into the kitchen/dining room.

### View of Living Room



### Kitchen/Dining Room

9'6" x 24'6" (2.90m x 7.47m)



Refitted contemporary style kitchen with a matching range of base and eye level units with quartz worktop space over and a matching breakfast bar, inset stainless steel sink unit with single drainer and mixer tap with quartz splashbacks, appliances; 2 x built-in fan assisted oven, five ring halogen hob with extractor hood over, integral dishwasher, space for upright double fridge/freezer with plumbing behind, uPVC double glazed window to rear, double radiator, porcelain tiled flooring, double power point(s), recessed LED ceiling spotlights, uPVC double glazed french double doors to garden from dining area, door to utility room and bedroom 5/study/playroom.

View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



Utility Room

7'0" x 7'8" (2.13m x 2.34m)



View of Kitchen/Dining Room



Fitted with a matching range of base and eye level units with work surface over., plumbing for, space and plumbing for a automatic washing machine and tumble dryer, UPVC double glazed window to side, porcelain tiled flooring, double power point(s), wall mounted concealed gas boiler serving heating system and domestic hot water with heating timer control (installed within a the last year), uPVC double glazed door to garden, door to downstairs cloakroom.

## Cloakroom



UPVC double glazed window to side, refitted two piece suite comprising, vanity wash hand basin vanity unit with cupboards under and low-level WC, tiled splashbacks, single radiator, porcelain tiled flooring.

## Bedroom 5 / Study / Playroom

9'6" x 13'10" (2.90m x 4.22m)



UPVC double glazed bow bay window to front, double radiator, fitted carpet, TV point(s), double power points, coved ceiling with recessed LED spotlights.

## First Floor Accommodation

## Landing



Fitted carpet, double power point(s), coved ceiling with recessed LED ceiling spotlights, access to 2 x loft space, both with power and lighting and insulation, part boarded. Access to t all first floor bedrooms and bathroom.

## Bedroom 1

10'2" x 13'10" (3.10m x 4.22m)



UPVC double glazed window to front, single radiator, fitted carpet, TV point(s), double power point(s), open doorway opening into the dressing room, recessed LED ceiling spotlight opening.

## View of Bedroom 1



View of Bedroom 1



View of En-suite Shower Room



Dressing Room

4'6" x 8'7" (1.38m x 2.62m)



Fitted carpet, double power point(s), recessed LED ceiling spotlight, space for double wardrobes, sliding integral door into the ensuite.

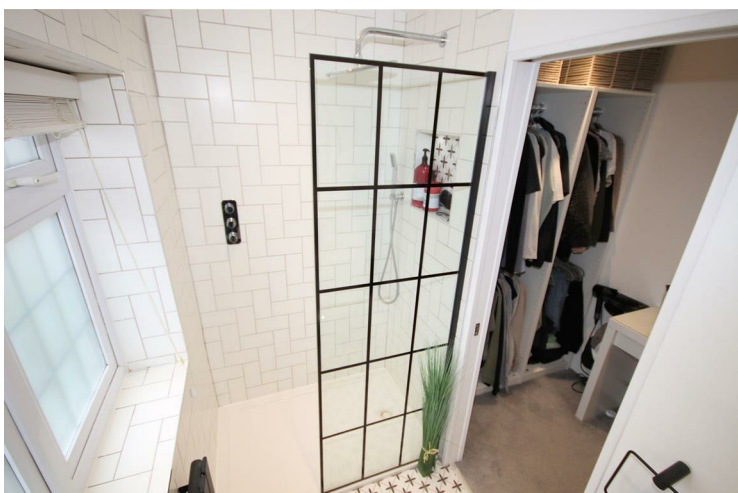
Bedroom 2

10'6" x 10'3" (3.20m x 3.12m)



UPVC double glazed window to rear, built-in double wardrobe(s), double radiator, fitted carpet, double power point(s), coved ceiling.

En-suite Shower Room



Refitted three piece suite comprising tiled double shower cubicle with power shower and glass screen, vanity wash hand basin with drawer under, full height ceramic to two walls, low-level WC, extractor fan, uPVC double glazed window to front, single radiator, ceramic tiled flooring.

View of Bedroom 2



### Bedroom 3

11'2" x 10'7" (3.40m x 3.22m)



UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), recessed LED ceiling spotlights and Bluetooth ceiling speakers.

### View of Bedroom 3



### Bedroom 4

3'10" x 8'1" (1.17m x 2.47m)



UPVC double glazed window to front, single radiator, fitted carpet, telephone point, double power point(s), coved ceiling, double doors to built in wardrobes.

### View of Bedroom 4



### Family Bathroom



Refitted with three piece suite comprising panelled bath with independent power shower over and glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap, ceramic tiling to two walls, low-level WC, chrome heated towel rail, ceiling extractor fan, uPVC double glazed window to rear.

### View of Family Bathroom



### Outside of the property

### Front Garden & Driveway

Mono block front drive with off road parking for 3 vehicles and further parking in the rear garden, outside water tap. Lean-to storage shed to the side of the property. Double gates to the side allowing rear access to the rear garden, with additional off road parking.

### Rear Garden



South-West facing rear garden, enclosed by fencing, large patio area's, artificial lawn, garden shed, outside tap. Rear patio area or additional parking behind double gates to the rear of the garden. Access to the garage.

### View of Rear Garden



### View of Rear Garden



### View of Rear Garden



### Bar Inside Garage



### Single Garage

17'6" x 8'6" (5.33m x 2.59m)

Brick built single garage with power and light connected. Internally separated with a bar area to the front, opening to the rear patio area. two uPVC double glazed windows to side, up and over roller door to the front, uPVC double glazed door to the side from the garden.

**Council Tax Band**

Council Tax Band : E

Charge Per Year : £2733.56

**The Property Misdescriptions Act 1991**

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

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DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

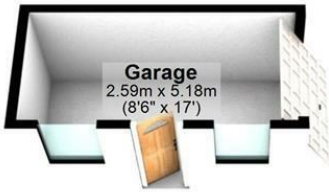
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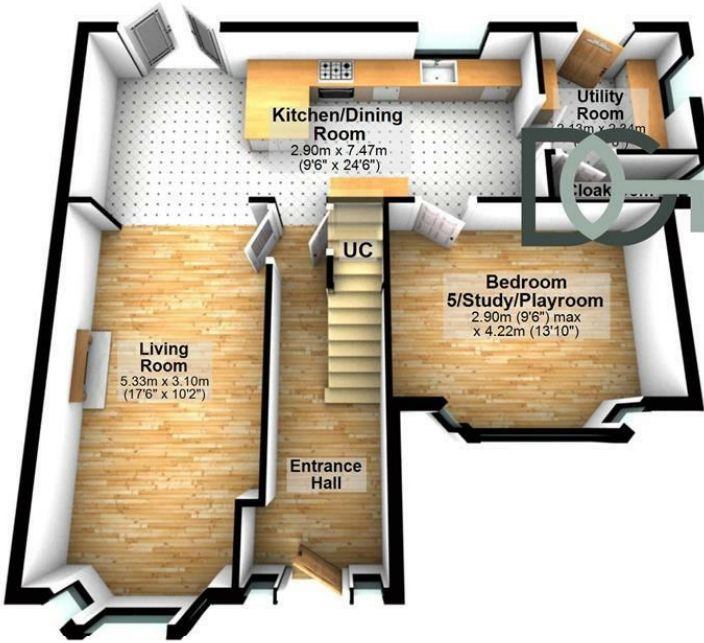
These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.



### Ground Floor



**Garage**  
2.59m x 5.18m  
(8'6" x 17')



**Living Room**  
5.33m x 3.10m  
(17'6" x 10'2")

**Kitchen/Dining Room**  
2.90m x 7.47m  
(9'6" x 24'6")

**Utility Room**  
2.45m x 2.22m  
(8'1" x 7'3")

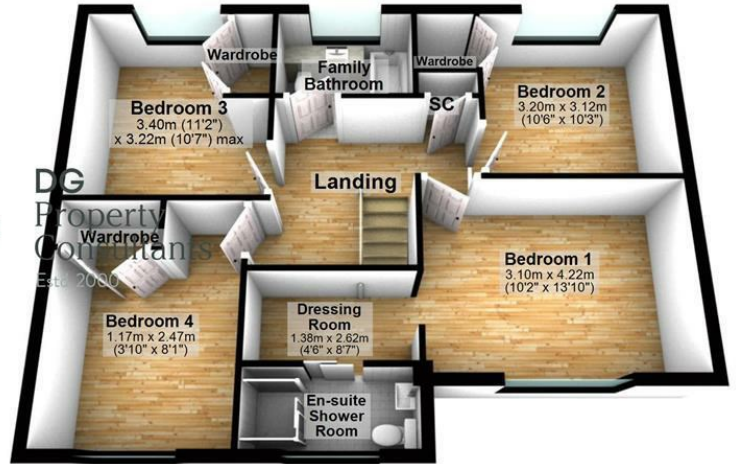
**Bedroom 5/Study/Playroom**  
2.90m (9'6") max  
x 4.22m (13'10")

**Entrance Hall**

**UC**



### First Floor



**Bedroom 3**  
3.40m (11'2")  
x 3.22m (10'7") max

**Bedroom 2**  
3.20m x 3.12m  
(10'6" x 10'3")

**Bedroom 4**  
1.17m x 2.47m  
(3'10" x 8'1")

**Bedroom 1**  
3.10m x 4.22m  
(10'2" x 13'10")

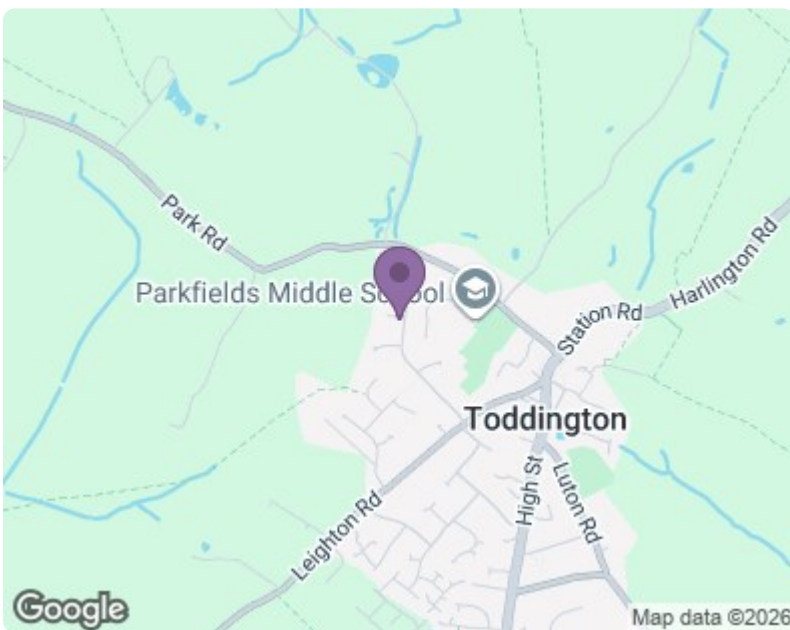
**Landing**

**Family Bathroom**

**Dressing Room**  
1.38m x 2.62m  
(4'6" x 8'7")

**En-suite Shower Room**

Total area: approx. 147.4 sq. metres (1586.8 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	<b>65</b>	<b>81</b>

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		



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