



**DG**  
Property  
Consultants  
Estd. 2000



## **Frenchmans Close, Toddington, Bedfordshire LU5 6JD**

### **Reduced To £399,950**

An extended and well presented detached family home, quietly positioned within a sought-after cul-de-sac, just a short stroll from the heart of the picturesque village of Toddington and its highly regarded schools. Offering generous and well-balanced accommodation throughout, this superb home provides excellent space and practicality for modern family living. The ground floor features a fitted kitchen, a bright and comfortable living room, and a separate dining room, ideal for both everyday living and entertaining. A convenient downstairs cloakroom completes the layout. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property offers off-road parking and a single garage. The enclosed rear garden enjoys a desirable south-westerly aspect, providing a sunny and private setting perfect for relaxing or hosting. Ideally suited to commuters, the home offers easy access to the M1 and mainline rail connections, while families will appreciate the close proximity to excellent schooling and beautiful countryside walks.

Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Call Team DG on 01525 310200 to arrange your viewing.



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## Ground Floor Accommodation

### Entrance Hall



UPVC double glazed entrance door, UPVC double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), coving to textured ceiling, built in bookcase, doors to lounge, kitchen and cloakroom, carpeted stairs to first floor landing.

### Cloakroom



Two piece suite wash hand basin, low-level WC and extractor fan, tiled splashback, single radiator.

### Lounge

17'4" x 14'10" (5.28m x 4.53m)



Double glazed box bay window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, feature fireplace with living flame fire, glazed double doors to dining room.

### View of Lounge



### View of Lounge



**View of Lounge**



**Dining Room**

11'6" x 10'0" (3.51m x 3.04m)



UPVC double glazed window to rear, two uPVC double glazed windows to side, double radiator, wooden flooring, double power point(s), vaulted ceiling with two double glazed velux skylights, uPVC double glazed door to garden.

**View of Dining Room**



**Fitted Kitchen**

10'0" x 10'0" (3.05m x 3.04m)



Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing and space for automatic washing machine and cooker, gas points, double radiator, ceramic tiled flooring, double power point(s), textured ceiling, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed window to rear aspect, UPVC double glazed door to rear to garden.

**View of Kitchen**



**View of Kitchen**



## First Floor Accommodation

### Landing



UPVC double glazed window to front, fitted carpet, double power point(s), access to all main first floor rooms.

### Bedroom 1

10'0" x 12'0" (3.05m x 3.66m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, textured ceiling, door to en-suite shower room.

### View of Bedroom 1



## En-suite Shower Room



Three piece suite comprising tiled shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and tiled splashbacks, low level Wc, heated towel rail, UPVC double glazed window to rear.

### View of En-suite Shower Room



### Bedroom 2

10'0" x 8'10" (3.05m x 2.70m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

**View of Bedroom 2**



**View of Family Bathroom**



**Bedroom 3**

7'0" x 10'0" (2.13m x 3.04m)



**Outside of the property**

**Front Garden**



UPVC double glazed window to front, single radiator, wood affect vinyl flooring, double power point(s), textured ceiling.

Front garden, mainly laid to lawn, mature shrubs, side access to the rear garden, front drive to garage.

**Family Bathroom**



**Rear Garden**



Replacement uPVC double glazed window to front, three piece suite comprising, panelled bath with hand held shower over, vanity wash hand basin in vanity unit with cupboards under, low level Wc, tiled splashbacks, chrome heated towel rail, ceramic tiled flooring.

2 x Paved patio areas, laid to lawn with well stocked borders, side access to the front of the property, outside tap, personal door into the garage, garden shed.

**View of Rear Garden**



**View of Rear Garden**



### **Single Garage**

Attached brick built single garage with upvc rear personal door to garden, power and light connected, up and over door to the front.

### **Council Tax Band**

Council Tax Band : E

Charge Per Year : £2874.48

### **The Property Misdescriptions Act 1991 - Sales & Le**

The Property Misdescriptions Act 1991 - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

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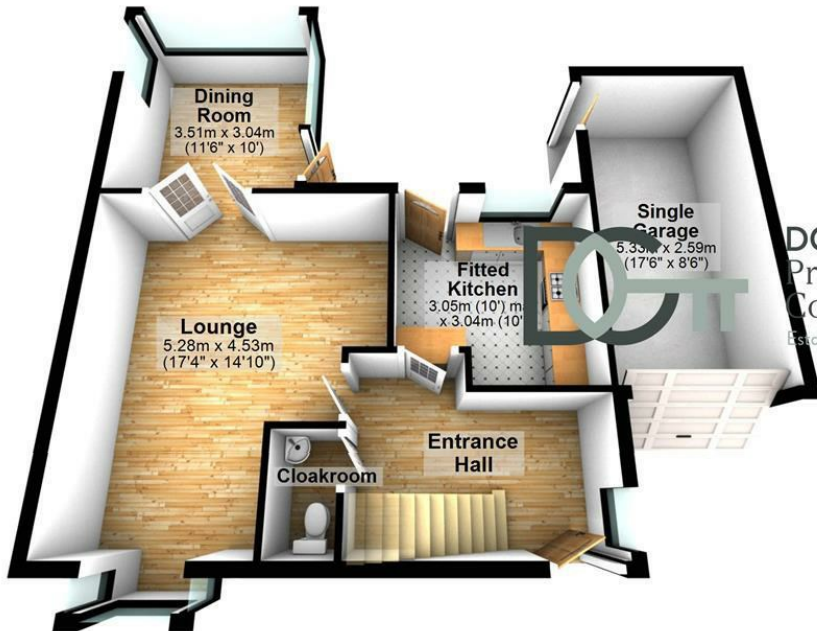
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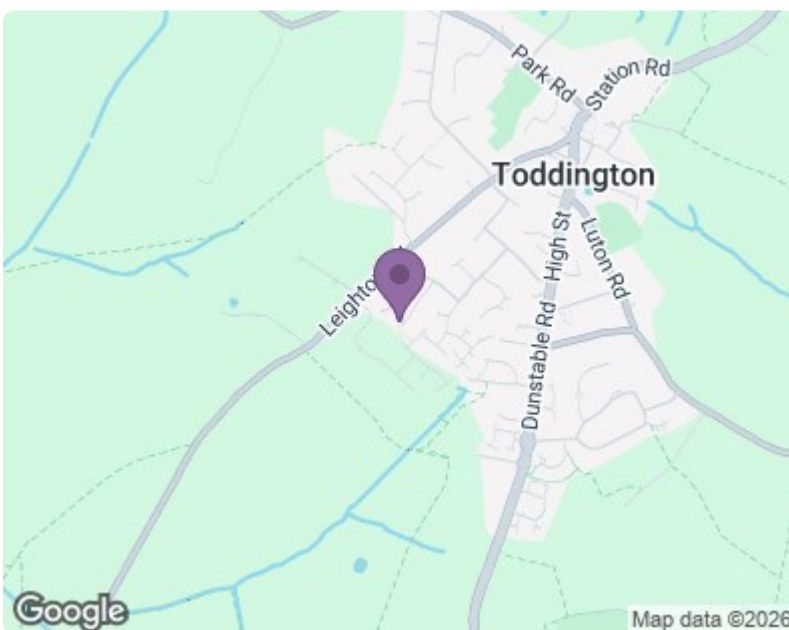
## Ground Floor



## First Floor



Total area: approx. 105.9 sq. metres (1140.2 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>82</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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