



DG
Property
Consultants
Estd. 2000



Church Square, Toddington, Bedfordshire LU5 6AA Asking Price £425,000

This delightful detached home, set within a private lane and accessed via private electric gate, Church Square is in the heart of the picturesque village of Toddington, offers a wonderful opportunity to enjoy village living with space. Beautifully presented and full of character, the property is perfectly suited to a young family or those seeking additional space. The ground floor welcomes you with a spacious refitted kitchen/dining room, an ideal setting for family meals and entertaining, while a separate living room provides a comfortable and versatile space to relax. A modern refitted bathroom/shower room and 2nd bedroom adds further practicality to everyday living. Upstairs, the property offers a generously sized double bedrooms, complemented by a convenient additional cloakroom. Externally, the home enjoys a private and versatile plot, accessed via a gated entrance and tucked away within a peaceful lane. The well-maintained garden space provides a tranquil setting for outdoor relaxation, while also off-road parking is available for two to three vehicles.

Further benefits include double glazing and gas central heating throughout.

Toddington is particularly well suited for commuters, offering easy access to the M1 (Junction 11) and nearby mainline rail links into London, while also benefiting from a strong community feel, local amenities and scenic countryside surroundings.

This charming home offers a rare blend of privacy, character and location, early viewing is highly recommended.

Contact Team DG to arrange your viewing and avoid missing out.



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Ground Floor Accommodation

Property Entrance

Composite entrance door into the Dining Area.

Kitchen/Dining Room

18'6" x 4'6" (5.65m x 1.37m)



Dining Area: Opening into the kitcehn area, power points, cemaric tiled flooring, coved ceiling with recessed ceiling spotlights, door to bedroom 2 and bathroom/shower room.

Kitchen Area: Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer and mixer tap and splashbacks, integrated dishwasher and automatic washing machine, space for an upright fridge/freezer, built-in electric double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to side, double radiator, ceramic tiled flooring, double power point(s), coved ceiling with recessed ceiling spotlights, concealed isde a cupboard wall mounted gas combination boiler with heating timer control, opening to inner lobby.

View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



Bedroom 2

10'6" x 7'6" (3.20m x 2.29m)



Family Bathroom/Shower Room



Recently refitted with four piece suite with comprising, deep panelled bath with mixer tap and hand shower attachment over, vanity wash hand basin in vanity unit with cupboard under, tiled double shower cubicle with power overhead rain shower, along with a hand held shower enclosed by a glass screen, low-level WC, chrome heated towel rail, extractor fan, ceramic tiled flooring, recessed ceiling spotlights.

UPVC double glazed window to front, built-in double wardrobe(s), built in dresser/desk unit, double radiator, wooden laminate flooring, double power point(s), coved ceiling.

Inner Lobby



Karndean flooring, telephone point, TV point, coved ceiling, carpeted stairs to first floor landing, door, living room, door to:

View of Bathroom/Shower Room



Living Room

14'6" x 14'2" (4.42m x 4.32m)



UPVC double glazed bay bow window to front, two uPVC double glazed windows to side, karndean flooring, telephone point(s),

TV & telephone point(s), double power point(s), coved ceiling, understairs storage cupboard.

View of Living Room



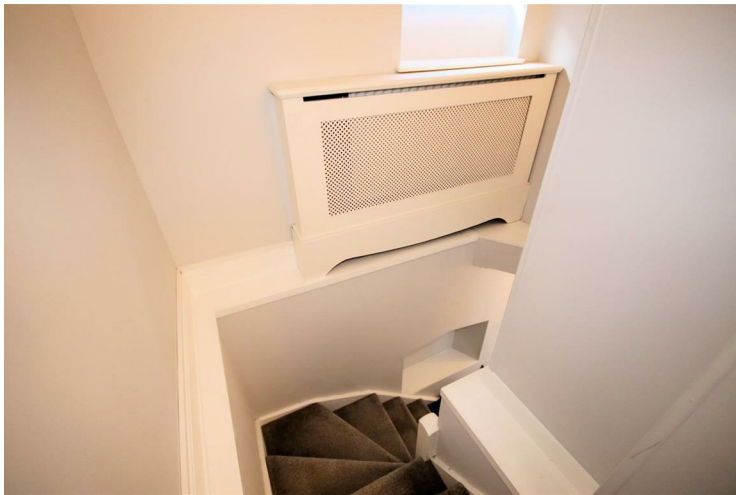
textured vaulted ceiling with exposed beams, air conditioning unit, door to cloakroom.

View of Bedroom 1



First Floor Accommodation

Staircase leading to bedroom 1



Carpeted stairs to first floor bedroom from inner lobby.

Bedroom 1

16'9" x 12'1" (5.10m x 3.69m)

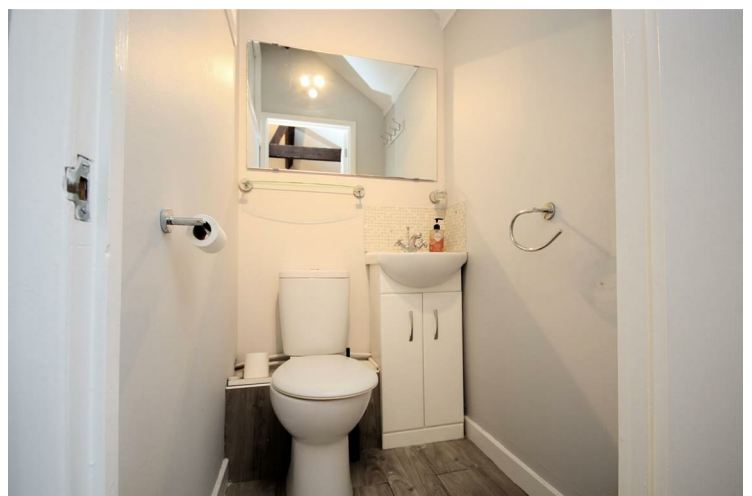


UPVC double glazed window to side, uPVC double glazed window to rear, fitted double wardrobe(s) with full-length sliding doors, double radiator, fitted carpet, double power point(s),

View of Bedroom 1



Bedroom Cloakroom



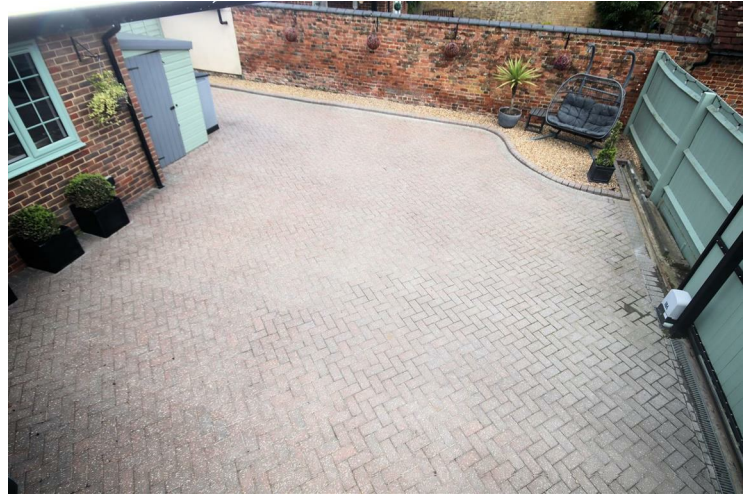
two piece suite: low level wc, wash hand basin set in a vanity unit with a cupboard under. vinyl flooring.

Outside of the property

Enclosed Courtyard Garden & Parking



View of Courtyard Garden & Parking



Access via double sliding electric entry gate, completely mono blocked courtyard garden with gravel border, allowing a private area for parking, plus space for outside garden area, EV charging point, power points, lighting,

Council Tax Band

Council Tax Band : C

Charge Per Year : £2188.96

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

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

Important Notice / Disclaimer

View of Courtyard Garden & Parking



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View of Courtyard Garden & Parking



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

Ground Floor



First Floor





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Total area: approx. 83.2 sq. metres (895.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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