



DG
Property
Consultants
Estd. 2000



The Meadows, Wingfield, Leighton Buzzard, Bedfordshire LU7 9QN

Asking Price £375,000

This superbly presented 3 bedroom extended family home is quietly positioned within a sought-after cul-de-sac, in the picturesque village of wingfield a short distance from the Village of Toddington and its highly regarded schools. Offering generous and well-balanced living accommodation, the property provides excellent space and practicality for modern family life. The ground floor features a beautifully refitted kitchen/breakfast room with appliances, which opens into a dining/conservatory room, also a spacious separate living main living room, creating a bright and sociable space ideal for everyday living a convenient downstairs cloakroom completes the ground floor layout. Upstairs, the property offers three well-proportioned bedrooms and modern refitted family bathroom. Externally, the home benefits from off-road parking 2 x vehicles and a single garage. The enclosed rear garden provides a pleasant outdoor space. Wingfield is ideally suited for commuters, offering excellent access to the M1 motorway and mainline rail connections, while families will appreciate the close proximity to highly regarded schools 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

Composite entrance door, UPVC double glazed window to side, double radiator, full matwell, power point(s), door living room, door to cloakroom.

Cloakroom

7'6" x 3'6" (2.29m x 1.07m)



UPVC double glazed window to front, two piece suite comprising, vanity wash hand basin in vanity unit with cupboard under and tiled splashbacks, low-level WC, double radiator, vinyl flooring.

Living Room

18'8" x 15'6" (5.70m x 4.73m)



UPVC double glazed window to front, two double radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), feature fireplace with solid fuel burner, tiled hearth and timber mantle, carpeted stairs to first floor landing door to kitchen/breakfast room.

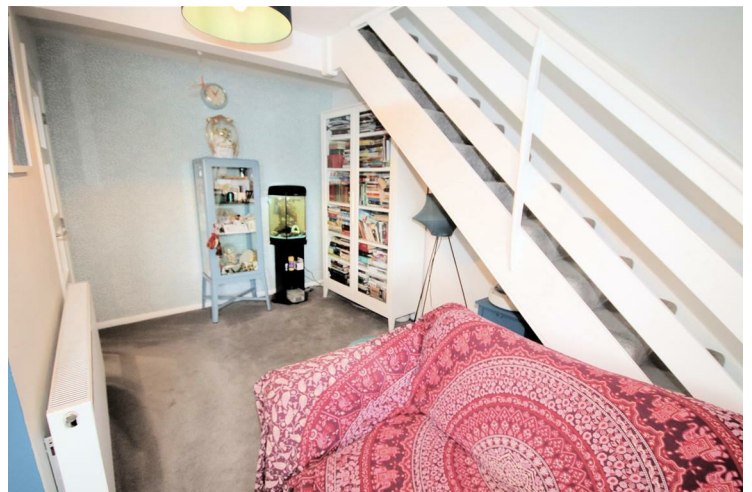
View of Living Room



View of Living Room



View of Living Room



Kitchen/Breakfast Room
9'3" x 15'6" (2.81m x 4.73m)



View of Kitchen/Breakfast Room



Refitted kitchen with tiled splashbacks fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap fitted with a matching breakfast bar, built-in electric fan assisted oven, four ring induction electric hob with extractor hood over, uPVC double glazed internal window to the rear, double radiator, integral dishwasher and washing machine/dryer, space for a double width fridge/freezer, karndean flooring, double power point(s), six recessed ceiling spotlights, opening through to the conservatory/dining room, utility cupboard and separate storage cupboard.

View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



Utility Cupboard

Space for tumble dryer, karndean flooring, double power point(s).
4'0" x 3'1" 1.22m x 0.94m

Dining Room/Conservatory

7'6" x 15'6" (2.29m x 4.73m)



Two uPVC double glazed windows to rear incorporating uPVC double glazed french double doors to rear to garden, UPVC opaque double glazed window to side, double radiator, karndean flooring, TV point(s), double power point(s), vaulted ceiling with recessed ceiling spotlights and ventilated velux skylight.

View of Dining Room/Conservatory



View of Bedroom 1



First Floor Accommodation

Landing



Single radiator, fitted carpet, power point(s), airing cupboard housing hot water tank and electric boiler, serving heating and domestic hot water, doors to all first floor rooms.

Bedroom 1

12'1" x 9'0" (3.69m x 2.75m)



UPVC double glazed window to front, fitted double wardrobe(s) with full-length mirrored sliding doors, double radiator, fitted carpet, double power point(s).

Bedroom 2

12'6" x 9'0" (3.80m x 2.75m)



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

Bedroom 3

8'8" x 7'4" (2.63m x 2.24m)



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

View of Bedrom 3



Family Bathroom



Recently refitted with three piece suite with comprising, panelled bath with independent power overhead rain shower and hand shower attachment with folding glass screen and mixer tap, pedestal wash hand basin and low-level, splashbacks around, chrome heated towel rail, extractor fan, wall mounted cabinet, UPVC double glazed window to front, vinyl flooring.

View of Bathroom



Outside of the property

Front Garden

Front path to the front of the property, front lawn, borders with mature shrubs and plants.

Rear Garden



Enclosed by timer fencing, mono block paved patio with side border and mature shrubs, Rear gate allowing access to the side and to the garage and parking.

View of Rear Garden



View From Front of Property



Single Garage in Nearby Block

9'0" x 17'5" (2.74m x 5.32m)



Single garage in nearby block, located to the side of the property.
2 x Parking spaces 1x in the garage and 1 x in front of.

Council Tax Band

Council Tax Band : C

Charge Per Year : £2090.52

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

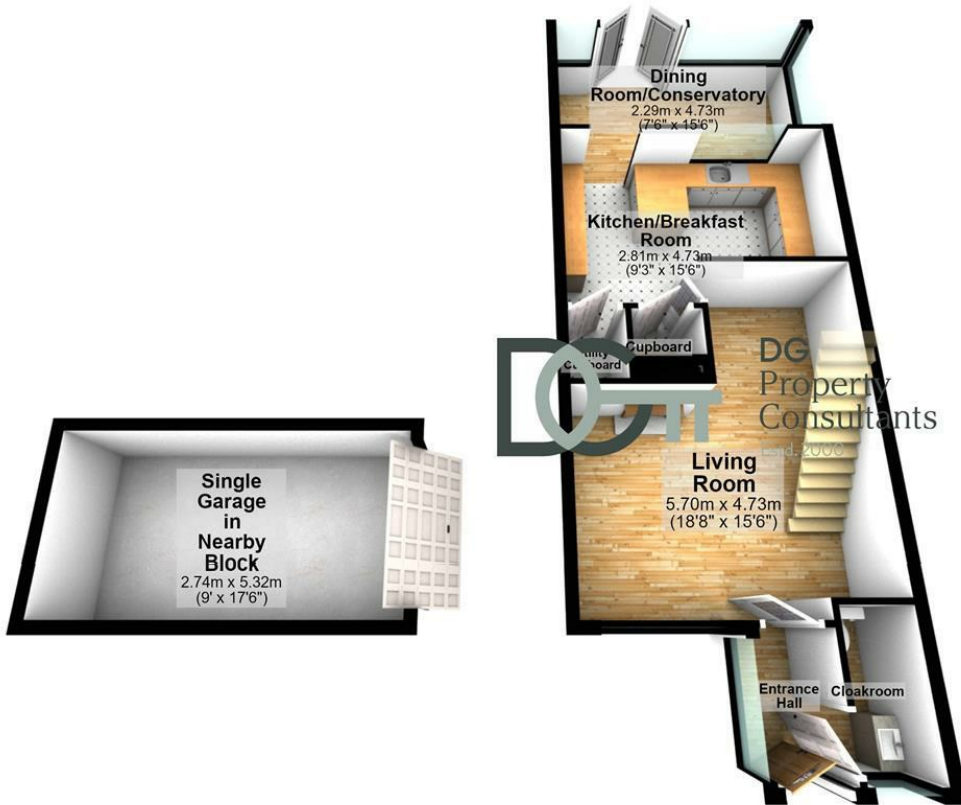
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Ground Floor



First Floor



Total area: approx. 108.1 sq. metres (1163.9 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		
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