



DG
Property
Consultants
Estd. 2000



High Street, Pulloxhill,, Bedfordshire MK45 5HB **Asking Price £399,995**

A spacious and beautifully refurbished detached barn, situated in the idyllic Mid Bedfordshire village of Pulloxhill and offered with no upper chain. Combining character with modern living, this unique home has been thoughtfully renovated throughout and is ready for immediate occupation.

The accommodation comprises a welcoming entrance hall, a generous living room, a new fully fitted kitchen/dining room ideal for family life and entertaining, and a newly refitted ground floor bathroom. Upstairs, there are three well-proportioned bedrooms together with a newly refitted modern shower room. Further benefits include gas central heating, contemporary décor throughout, attractive flooring and newly fitted carpets. Externally, the property enjoys a comfortable rear garden, perfect for relaxing or entertaining, along with off-road parking for two vehicles. Ideally positioned for commuters,

Pulloxhill offers easy access to the M1 motorway, while Flitwick mainline station provides direct rail services into London.

This superb barn offers a rare opportunity to enjoy village living in a characterful home that is ready to move straight into.

Call Team DG on 01525 310200 to arrange your viewing.



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Ground Floor Accommodation

Entrance Hall



Wooden entrance door, double radiator, newly fitted flooring, double power point(s), carpeted stairs to first floor landing, doors to living room, kitchen/diner and ground floor bathroom.

View of Entrance Hall



View of Entrance Hall



Living Room

14'6" x 14'6" (4.42 x 4.42)



Sealed unit double glazed window to side, two double radiators, newly fitted flooring, TV point(s), double power point(s), two wall lights, double glazed french double doors to garden.

View of Living Room



View of Living Room



Kitchen/Diner

14'6" x 11'0" (4.42 x 3.35)



View of Kitchen/Diner



Newly fitted with a matching range of base and eye level units with round edged worktops over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, new integral automatic washing machine and dishwasher, space for fridge/freezer, new built in oven and hob with extractor hood over, sealed unit double glazed window to front, sealed unit double glazed window to side, double radiator, newly fitted vinyl flooring, double power point(s), new wall mounted gas combination boiler serving heating system and domestic hot water.

View of Kitchen/Diner



Downstairs Bathroom



Recently refitted with three piece suite comprising panelled bath with independent shower over and with glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, chrome heated towel rail, extractor fan, shaver point, sealed unit double glazed window to side, newly fitted vinyl flooring.

View of Downstairs Bathroom



First Floor Accommodation

Landing



Access to all first floor rooms, fitted carpet, power points.

Bedroom 1

15'0" x 14'7" (4.57 x 4.44)



Sealed unit double glazed window to rear, fitted wardrobes, double radiator, newly fitted carpet, telephone point(s), TV point(s), double power point(s).

View of Bedroom One



Bedroom 2

14'6" x 11'0" (4.42 x 3.35)



Sealed unit double glazed window to front, double radiator, newly fitted carpet, double power point(s).

View of Bedroom 2



Bedroom 3

8'0" x 7'3" (2.45 x 2.20)



Sealed unit double glazed window to side with vertical blinds, single radiator, radiator, newly fitted carpet, double power point(s).

Shower Room



Recently refitted three piece suite comprising tiled shower with power shower and glass screen, pedestal wash hand basin, low-level WC, chrome heated towel rail, extractor fan, shaver point and light, sealed unit double glazed velux window to side, newly fitted vinyl flooring.

View Of Shower Room



Outside of the property

Front View



Frontage & Off Road Parking



Gravel frontage with off 2 x road parking spaces to private driveway, front boundary wall, access via side allowing access to the rear garden.

Rear Garden



Patio area, laid to lawn, mature shrubs, side access to the front.

View Of Rear Garden



Courtyard



installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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

View of Courtyard



Council Tax Band

Council Tax Band : B

Charge Per Year : £1829.22 (council tax bands should be checked by any potential buyer).

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

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

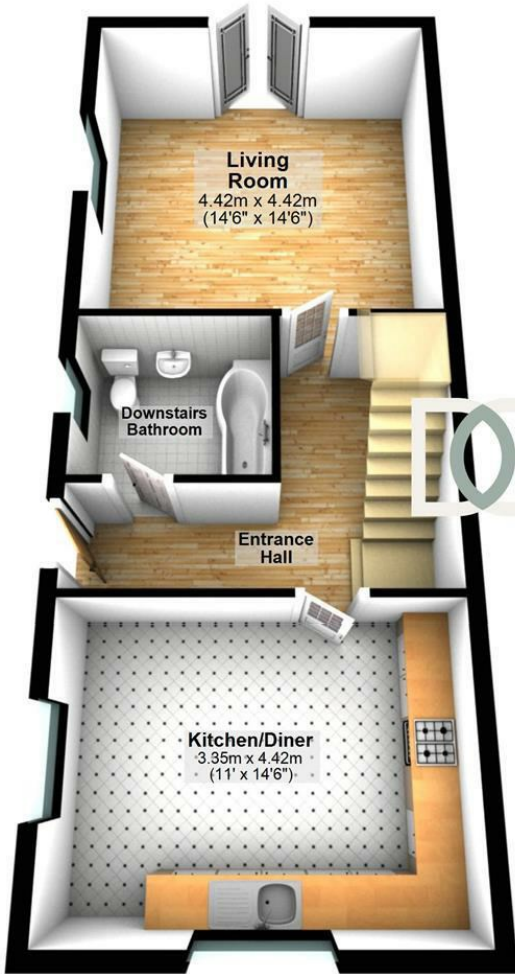
Important Notice / Disclaimer

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.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services,

Ground Floor



First Floor



Total area: approx. 94.7 sq. metres (1019.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
(81-91) B			
(69-80) C		77	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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