DG
Property
Consultants
Estd. 2000

Hardinge Place, Toddington, Bedfordshire LU5 6FR

Asking Price £329,995

Tucked away within an exclusive gated development of just five properties, this stylish and rarely available two bedroom home offers an appealing blend of privacy, modern living and village charm. Presented in excellent condition throughout, the property has been thoughtfully updated with contemporary décor, new carpets and quality Karndean flooring, creating a stylish and truly move in ready home. The property also benefits from two allocated parking spaces.

The accommodation comprises a generous open plan lounge/dining room, featuring French doors opening directly onto the rear garden. The modern fitted kitchen is complemented by an adjoining utility room and a downstairs cloakroom/Wc. Upstairs are two spacious double bedrooms, including a particularly generous principal bedroom, both enjoying plenty of natural light.

Outside, the enclosed rear garden has been designed with low maintenance living, featuring a paved patio and artificial lawn, providing an ideal space for relaxing, entertaining and enjoying the outdoors.

Ideally situated within easy reach of Toddington's village amenities, local schools and excellent commuter links, the property offers the perfect balance of peaceful village living and everyday convenience.

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Key Features:

- Exclusive gated development in the heart of Toddington village
- Stylish two-bedroom home with two double bedrooms
- Allocated parking for two vehicles
- Modern kitchen, plus utility room and cloakroom/WC.
- Contemporary and beautifully presented throughout.
- French doors opening onto the rear garden
- Low maintenance enclosed rear garden
- Part-boarded loft with storage shelving.
- Exterior of the property recently repainted

Ground Floor Accommodation

Property Entrance

Property Entrance into the main lounge/dining room.

Lounge/Dining Room

19'0" x 15'6" (5.79m x 4.72m)

Composite entrance door, uPVC double glazed window to front, double radiator, karndean flooring, telephone point(s), TV point(s), double power point(s), carpeted stairs to first floor landing,

Dining Area: UPVC double glazed french double doors to the rear garden, single radiator, power point, opening into the fitted kitchen.

View of Lounge/Dining Room

View of Lounge/Dining Room

View of Lounge/Dining Room

Fitted Kitchen

8'0" x 7'8" (2.43m x 2.34m)

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 with tiled splashbacks, built-in electric oven, four ring ceramic hob with extractor hood over, itegral fridge, karndean flooring, double power point(s), opening through to the dining area, door to utility room.

View of Fitted Kitchen

Utility Room
4'6" x 7'8" (1.37m x 2.34m)
Matching base and wall units with worktop space over, plumbing and space for automatic washing machine, space for a under counter freezer, karndean flooring, double power point(s), double glazed door to garden, door to cloakroom.

Cloakroom/Wc
3'0" x 7'8" (0.91m x 2.34m)

UPVC double glazed window to rear, single radiator, low leve Wc, pedestal wash hand basin with splashback tiling, karndean flooring, wall mounted combination boiler.

First Floor Accommodation

Landing
11'0" x 6'8" (3.36m x 2.04m)

Fitted carpet, double power point(s), fitted carpet, doors to all first floor room.
Airing cupboard with single radiator.

Bedroom 1
10'6" x 15'6" (3.21m x 4.72m)

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

View of Bedroom 1

Bedroom 2

11'0" x 8'6" (3.36m x 2.58m)

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

View of Bedroom 2

Family Bathroom

Fitted with three piece suite with comprising, panelled bath with shower over and glass screen, pedestal wash hand basin and low-level, chrome towel rail, shaver point, tiled splashbacks, recessed ceing spotlights, double glazed velux window skylight to side, karndean flooring.

View of Family Bathroom

Outside of the property

Approach to property

Frontage & Parking

Frontage to the property entrance.
Two allocated in-line parking spaces, located to the side.

Rear Garden

Paved patio with raised lawn (artificial lawn), mature shubs, enclosed by timber fencing, outside storage sheds, gated side access to the front of the property.

View of Rear Garden

View of Rear Garden

Council Tax Band
Council Tax Band : C
Charge Per Year : £2090.62

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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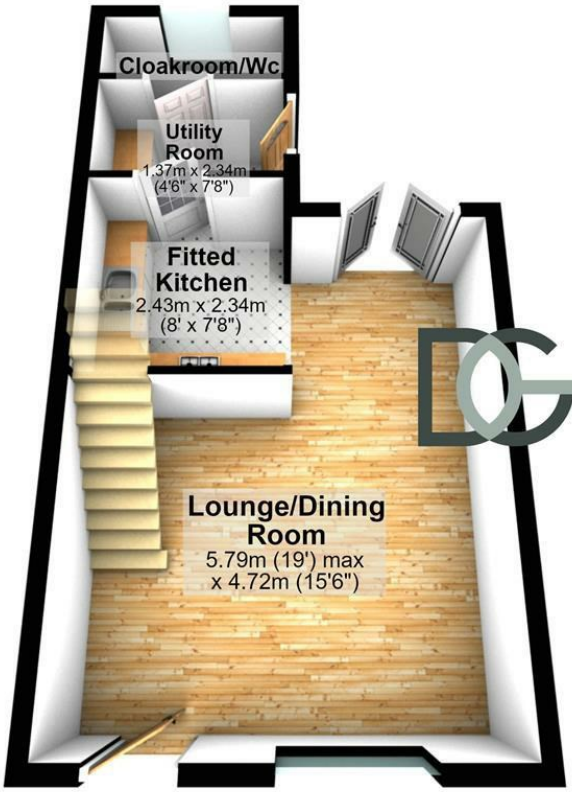
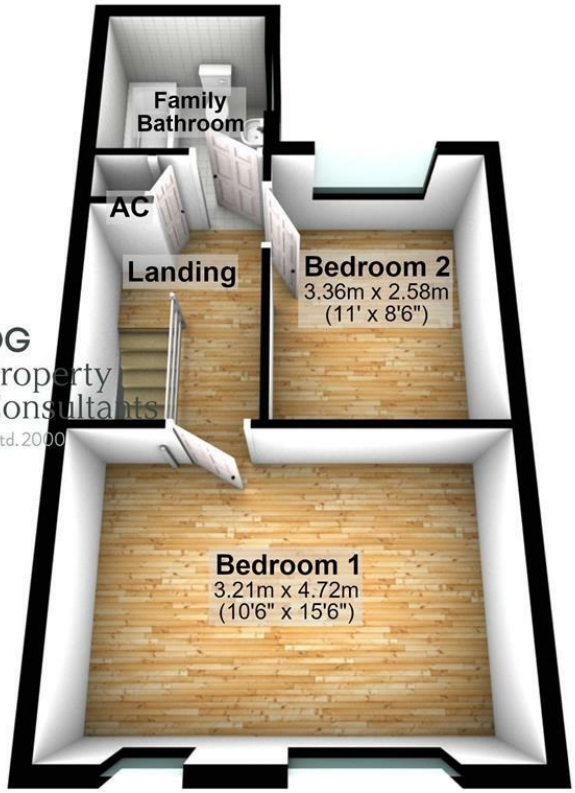
Ground Floor



First Floor



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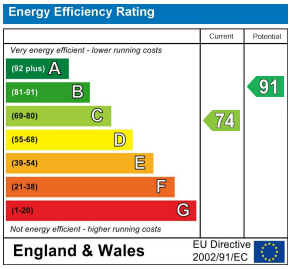
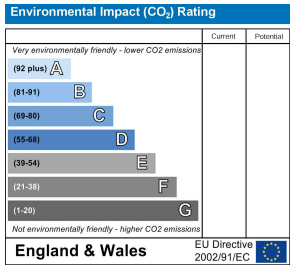
Total area: approx. 70.4 sq. metres (757.3 sq. feet)





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