DG
Property
Consultants
Estd. 2000

Manor Road, Toddington, Bedfordshire LU5 6AH

Asking Price £449,900

Located within easy reach of the heart of the sought-after village of Toddington, this spacious and extended three-bedroom semi-detached home offers generous, well-proportioned accommodation together with a particularly beautiful lanscaped rear garden.

The ground floor comprises an entrance hallway leading to a impressive lounge opening into the dining room, providing excellent space for both relaxing and entertaining, with patio doors opening directly onto a sun room. Alongside a well-appointed kitchen/breakfast room and ajacent work room/utility room with Wc (currently used for dog grooming). Ascending to the 1st floor there are three well-proportioned bedrooms and a modern refitted family shower room. Externally, the property offers a generous and well-maintained and landscaped rear garden, featuring a large patio area ideal for outdoor activities along with a lawn and various seating areas. The driveway provides off-road parking for two vehicles and also a garage/store room.

Ideally situated in Toddington with access to loacal amenities, easy walking distance from highly regarded schools and beautiful surrounding countryside, the property also offers excellent commuter links via the M1 and nearby mainline rail services.

Call Team DG on 01525 310200 to arrange your viewing today.

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Ground Floor Accommodation

Storm Porch

Entrance Hall
6'7" x 6'0" (2.00m x 1.84m)

Entrance dooor, window to the side, single upright radiator, vinyl wood style karndean flooring, understairs storage cupboards, stairs to first floor landing, doors to kitchen/breakfast room and lounge.

Lounge
12'10" x 12'0" (3.91m x 3.66m)

UPVC double glazed window to front, double radiator, vinyl wood style karndean flooring, telephone point(s), TV point(s), power point(s), coving to textured ceiling, electric fire set in a feature stone surround, archway opening dining room.

View of Lounge

Dining Room
13'1" x 8'6" (4.00m x 2.60m)

Double glazed patio doors to the sun room, vinyl wood style karndean flooring, single power point, coving to textured ceiling, opening back through to the lounge.

View of Dining Room

Sun Room
7'5" x 8'6" (2.25m x 2.60m)

Double glazed patio door to rear garden, vinyl wood style karndean flooring, 3 x double power point(s), circular ceiling skylight.

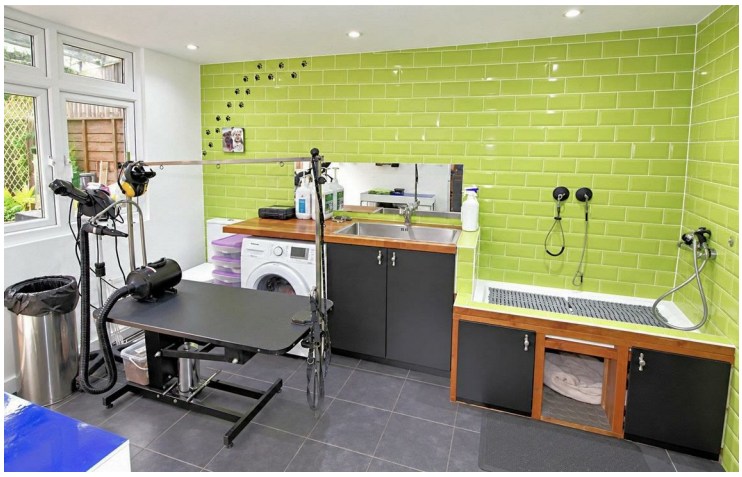
Kitchen/Breakfast Room
18'10" x 9'6" (5.74m x 2.89m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with double drainer and mixer tap, space for double width fridge/freezer, space and plumbing automatic washing machine, space for a freestanding cooker, gas point for cooker, uPVC double glazed window to rear, internal window to side, Internal window to dining room, vinyl wood style karndean flooring, double power point(s), textured ceiling with fluorescent strip, gas boiler serving heating system and domestic hot water, sliding door to dining room, door to work room/utility room.

View of Kitchen/Breakfast Room

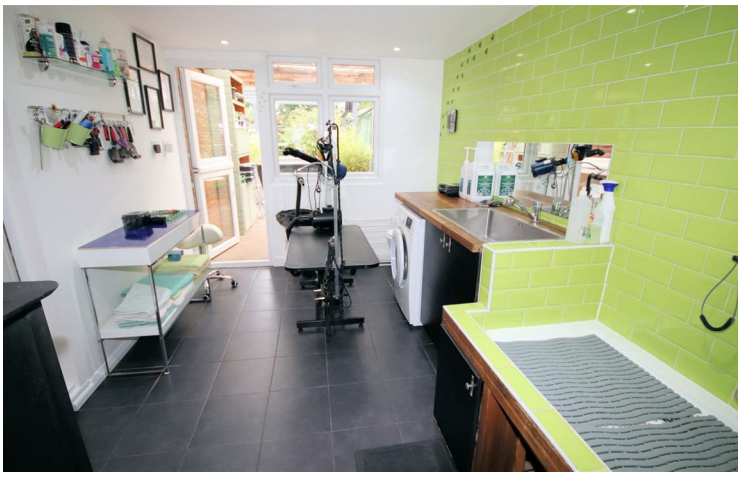
View of Kitchen/Breakfast Room

Work Room/Utility Room
11'10" x 8'7" (3.61m x 2.61m)



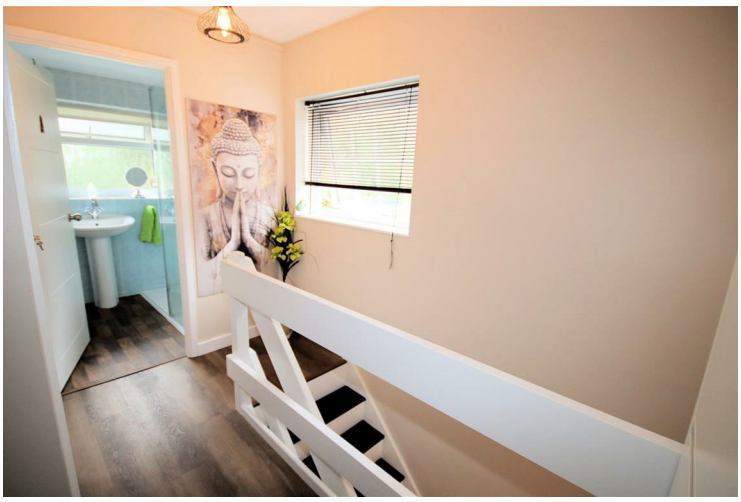
Work Room/Utility Room, currently used as a dog grooming parlour.
UPVC double glazed window to rear with a uPVC double glazed stable door to the rear garden double power point(s), stainless steel sink water tap, raised and tiled dog groomers bath with hand shower attachment, tiled surround, worksurface, space and plumbing for washing machine, low-level WC, ceramic tiled flooring, recessed ceiling spotlight, door garage/store room.

View of Work Room/Utility Room



First Floor Accommodation

Landing



UPVC double glazed window to side, wood laminate flooring, airing cupboard, access to part boarded loft storage space with pull down ladder.

Bedroom 1
11'0" x 12'1" (3.36m x 3.68m)

UPVC double glazed window to rear, single radiator, wood laminate flooring, double power point(s).

Bedroom 2
12'6" x 9'7" (3.82m x 2.91m)

UPVC double glazed window to front, single radiator, wood laminate flooring, double power point(s).

Bedroom 3
8'6" x 8'6" (2.59m x 2.59m)

UPVC double glazed window to front, single radiator, wood laminate flooring, double power point(s).

Family Shower Room

Refitted family shower room with three piece suite with comprising, tiled double shower cubicle with power shower and glass screen, pedestal wash hand basin, low-level WC, heated

towel rail, full height ceramic to all walls, UPVC double glazed window to rear, vinyl flooring.

View of Shower Room

Outside of the property

Garage/Store Room
Personal access door from utility/work room, UPVC double glazed window to front, uPVC double glazed door to front, power and light connected.
3.91m x 2.61m / 12'9" x 8'6"

Front Garden
Front drive with off road parking for 2 vehicles, front lawn, borders with shrubs.

Rear Garden

Beautifully landscaped rear garden with many mature plants, lawn area, outside seating area, various seating areas, ornamental pond.
Approximately 80/90 ft in length.

View of Rear Garden

View of Rear Garden at Night

View of Rear Garden

View of Rear Garden

View of Rear Garden

Council Tax Band
Council Tax Band : D
Charge Per Year : £2351.85

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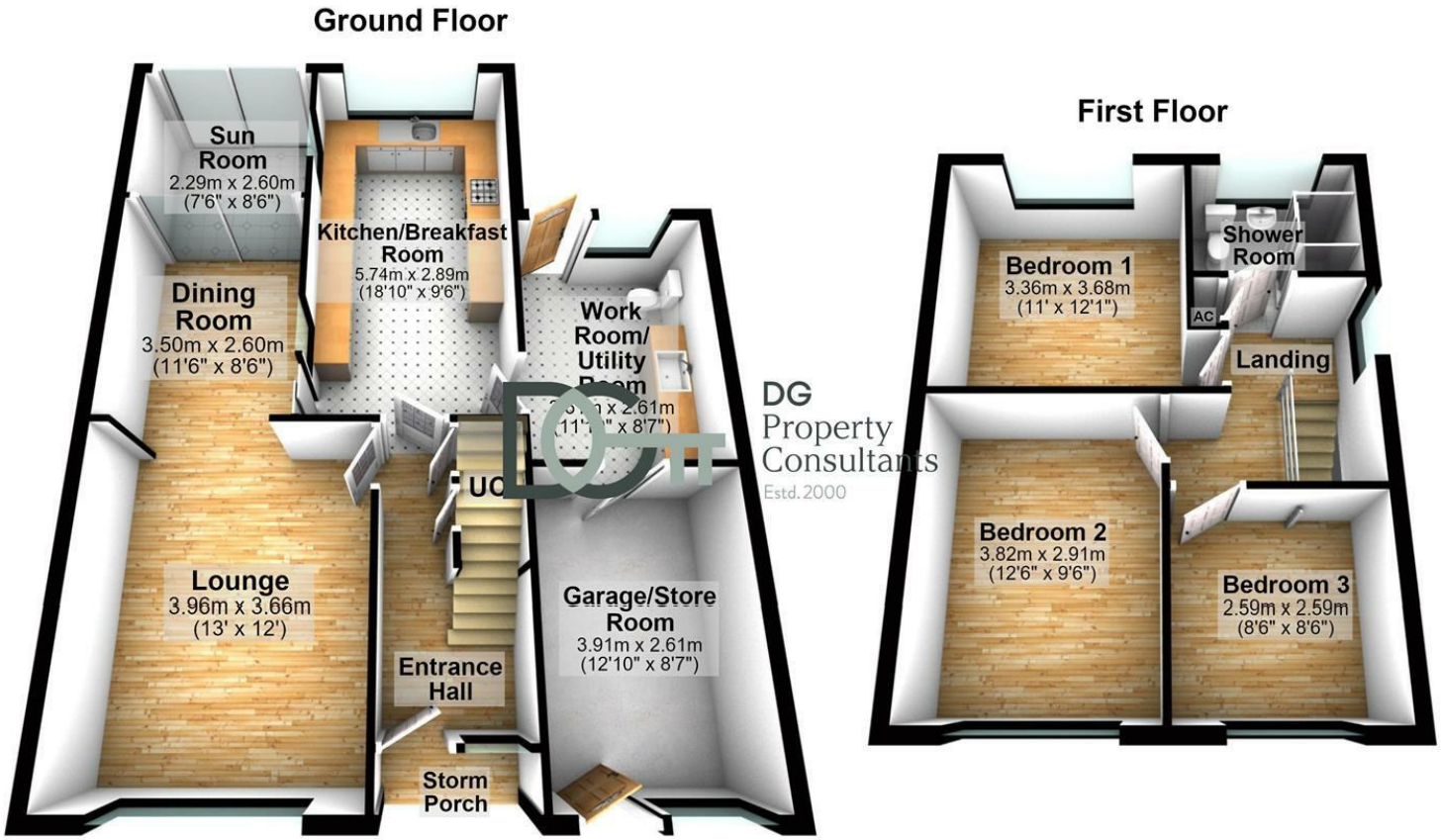
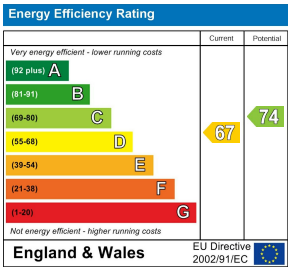
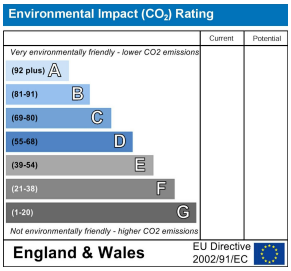


Total area: approx. 119.5 sq. metres (1286.0 sq. feet)





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