



DG
Property
Consultants
Estd. 2000



Manor Road, Toddington, Bedfordshire LU5 6AJ

Asking Price £450,000

Situated 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 impressive rear garden, ideal for modern family living.

The ground floor comprises an entrance porch leading into a welcoming hallway and an impressive 30ft lounge/dining room, providing excellent space for both relaxing and entertaining, with French doors opening directly onto the rear garden. Alongside is a well-appointed kitchen/breakfast room featuring Shaker-style units and a central island with breakfast bar seating. Ascending to the 1st floor there are three well-proportioned bedrooms, including a particularly spacious principal bedroom measuring over 18ft and benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the property offers a generous and well-maintained rear garden, featuring a large patio area ideal for outdoor activities along with a oversized garden shed. To the front, a block-paved driveway provides off-road parking for two vehicles, with a drside drive to the rear garden.

Ideally positioned for Toddington's village amenities, 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

Entrance Hall

17'6" x 6'6" (5.33m x 1.98m)



Compsite entrance door with two double glazed windows to either side to the front, single radiator, wooden laminate flooring, double power point(s), carpeted stairs to first floor landing, doors to lounge/dining room and kitchen/breakfast room.

Lounge/Dining Room

30'0" x 13'3" (9.14m x 4.03m)



UPVC double glazed window to front, double radiator, two single radiators, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), feature living flame effect gas fire with set in and feature surround, two uPVC double glazed windows to rear incorporating uPVC double glazed french double doors to garden, door to kitchen/breakfast room.

View of Lounge/Dining Room



View of Lounge/Dining Room



Kitchen/Breakfast Room

16'6" x 11'0" (5.02m x 3.36m)



Fitted with a matching range of base and eye level units with worktop space over, along with matching island incorporating a breakfast bar, built in wine store, 1+1/2 bowl ceramic sink unit with single drainer, mixer tap and tiled splashbacks, space for double fridge/freezer, integral dishwasher and plumbing & space and plumbing for a automatic washing machine, space for a tumble dryer, built-in electric double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear,

uPVC double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, built-in understairs storage cupboard.

View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



Landing



UPVC double glazed window to side, fitted carpet, power point(s), access to all first floor rooms, access to loft space.

Bedroom 1

18'6" x 13'3" (5.64m x 4.03m)

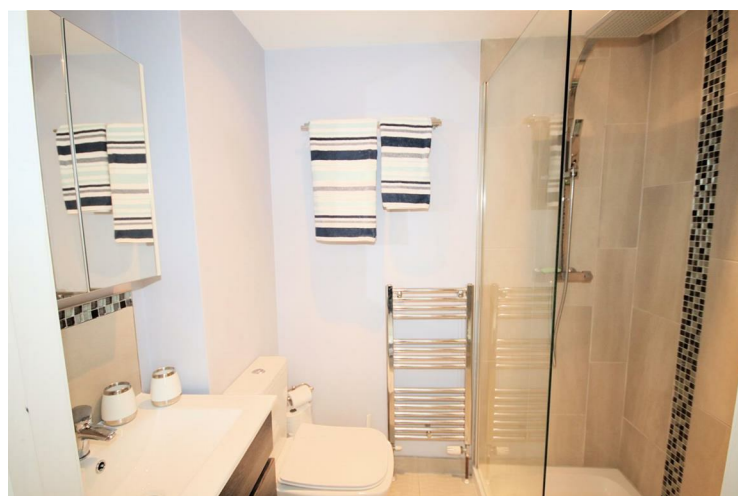


UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s), recessed ceiling spotlights, door to en-suite shower room.

View of Bedroom 1



En-suite Shower Room



Fitted with three piece suite with comprising, recessed tiled double shower cubicle with power overhead shower over, along with hand held mixer shower and glass screen, vanity wash hand basin in vanity unit with draws under, mixer tap and tiled splashbacks, low-level WC and heated chrome towel rail.

Bedroom 2

11'8" x 10'10" (3.56m x 3.30m)



UPVC double glazed window to front, built-in double wardrobe(s), single radiator, wooden laminate flooring, double power point(s).

Bedroom 3

8'2" x 8'10" (2.48m x 2.69m)



UPVC double glazed window to front, UPVC double glazed window to side, built-in wardrobe(s), single radiator, wooden laminate flooring, double power point(s).

View of Bedroom 3



Family Bathroom



Refitted with three piece suite with comprising, panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, heated chrome towel rail, extractor fan, uPVC double glazed window to side, uPVC double glazed window to rear, ceramic tiled flooring.

View of Family Bathroom



First Floor Accommodation

Outside of the property

Front Garden & Drive

Mono block frontage., allowing off road parking for 2/3 vehicles, the drive extends to the side through to the rear garden, mature shrub under front window, oversized .

Rear Garden



Large paved patio, side access to the front, mainly laid to lawn, mature shrubs and trees, oversized timber shed.

View of Rear Garden



View of Rear Garden



Council Tax Band

Council Tax Band : E

Charge Per Year : £2874.28

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

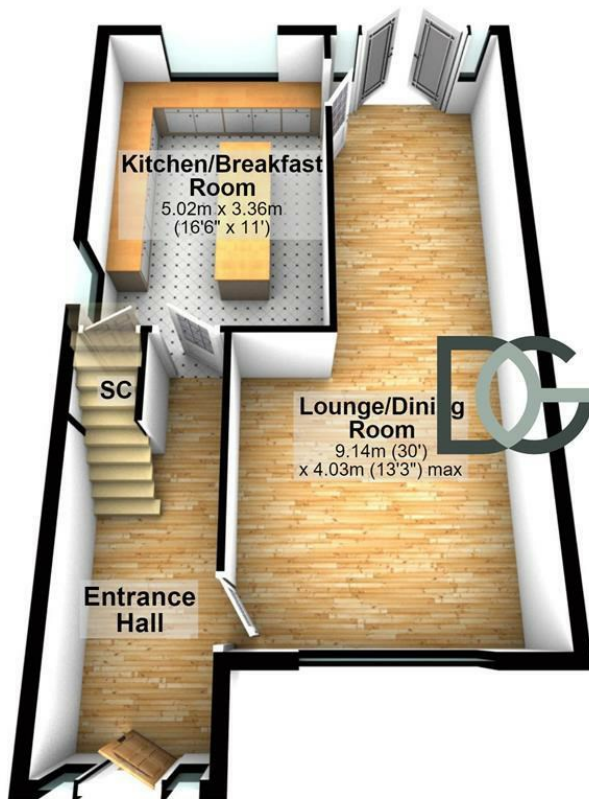
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Ground Floor

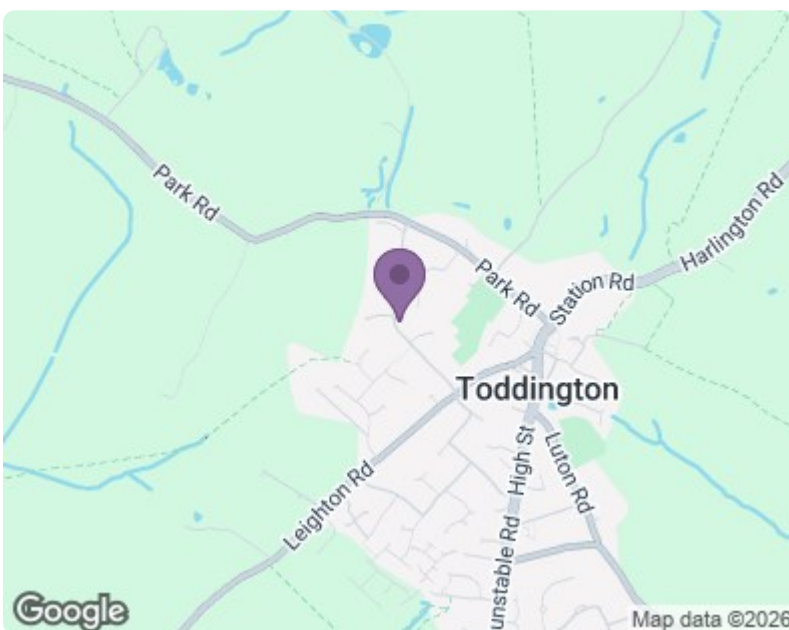


First Floor



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Total area: approx. 110.4 sq. metres (1187.9 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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