



Mander Close, Toddington, Bedfordshire, LU5 6AX

A welcoming entrance hall leads to a downstairs cloakroom. The impressive 20ft 10 living room features a stylish chimney breast as a focal point, flowing into a bright open-plan kitchen/dining room with extensive worktops, breakfast bar, and modern matching units, ideal for family life and entertaining. Upstairs offers four bedrooms served by a contemporary family bathroom. Outside, the easterly facing rear garden provides a pleasant space to enjoy, while a garage and substantial front driveway offer off-road parking for three to four vehicles.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



2.4m

Tenure: Freehold



4



1

Council Tax: E



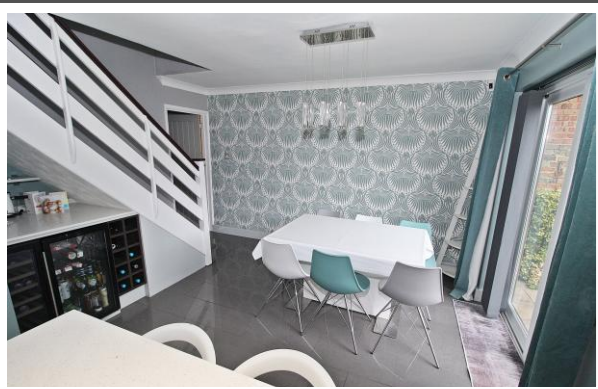
1



Toddington is a picturesque village thoughtfully designed around a spacious central green, creating a charming focal point for its 4,500 residents. Located conveniently just five miles from Luton, with excellent commuter access to the M1. Nearby mainline railway stations in Harlington and Flitwick which can have you at St Pancras station in under 50 minutes.

Toddington has evolved into a lively and vibrant community, while still retaining its authentic sense of belonging. Residents enjoy a variety of amenities, including a diverse range of shops.

Education is well-catered for within the village, operating on a three-tier system. Toddington truly offers a blend of idyllic surroundings, convenience, and a strong sense of community spirit.



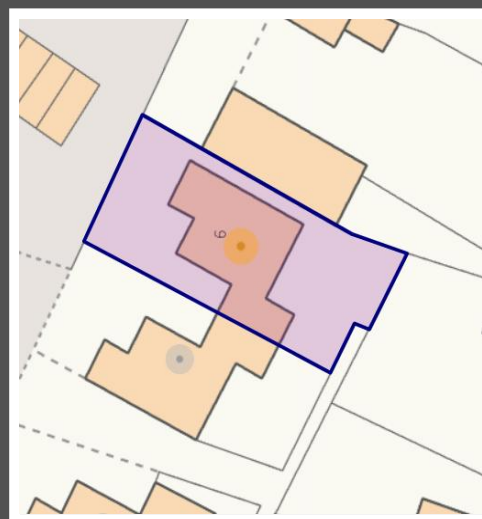


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY
Tel: 01525 713111

Email: flitwick@lovehomes.uk

www.lovehomes.uk



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Love Homes has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, are exclusive of VAT. We retain the copyright in all advertising material used to market this Property. All information is as advised by the seller and subject to change. Council tax bands can be subject to change by the local council.

Love Homes