



DG
Property
Consultants
Estd. 2000



Manor Road, Toddington, Bedfordshire LU5 6AH

Asking Price £459,995

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 landscaped 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 adjacent 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 local 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 karndeian 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 karndeian 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)



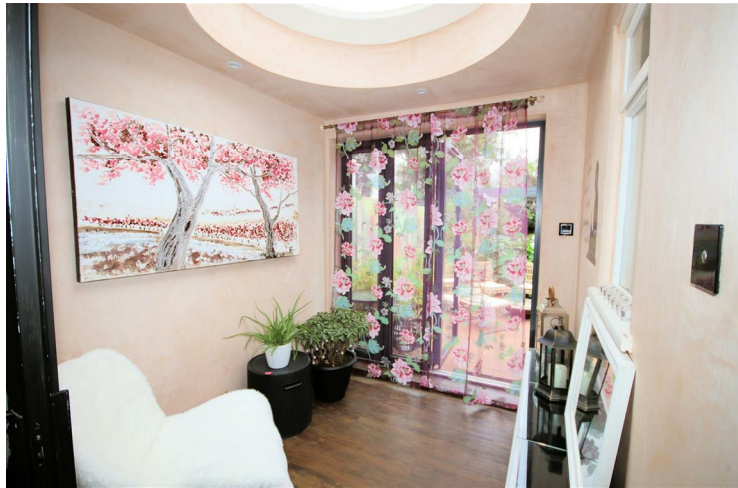
Double glazed patio doors to the sun room, vinyl wood style karndeian flooring, single power point, coving to textured ceiling, opening back through to the lounge.

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

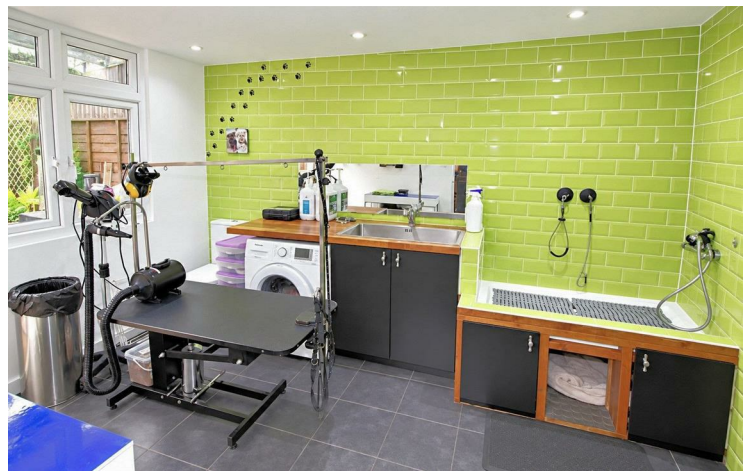


View of Kitchen/Breakfast Room



Work Room/Utility Room

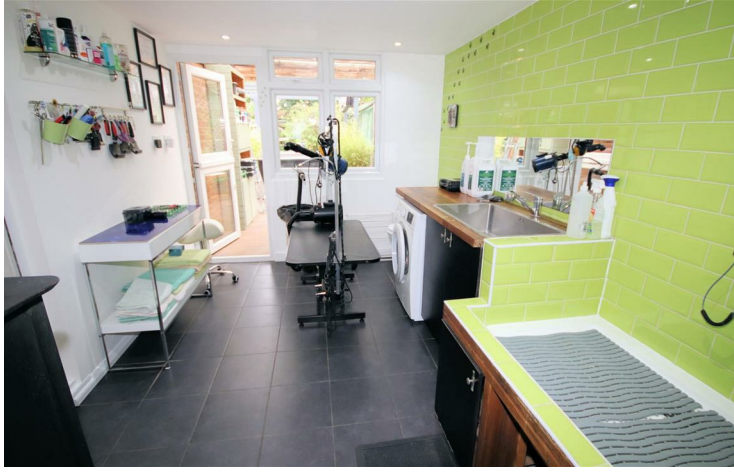
11'10" x 8'7" (3.61m x 2.61m)



Work Room/Utility Room, currently used as a dog grooming parlour.

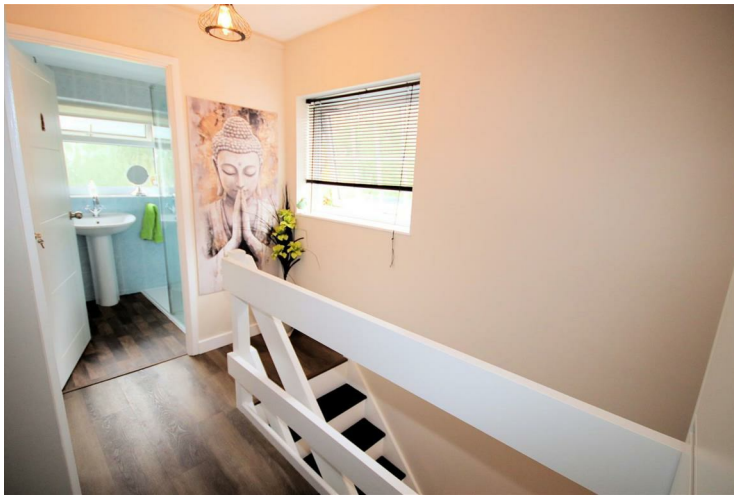
UPVC double glazed window to rear with a uPVC double glazed stable door to the rear garden double power point(s), stainless steel sink water tap, raised and tiled dog groomers bath with hand shower attachment, tiled surround, worksurface, space and plumbing for washing machine, low-level WC, ceramic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

View of Work Room/Utility Room



First Floor Accommodation

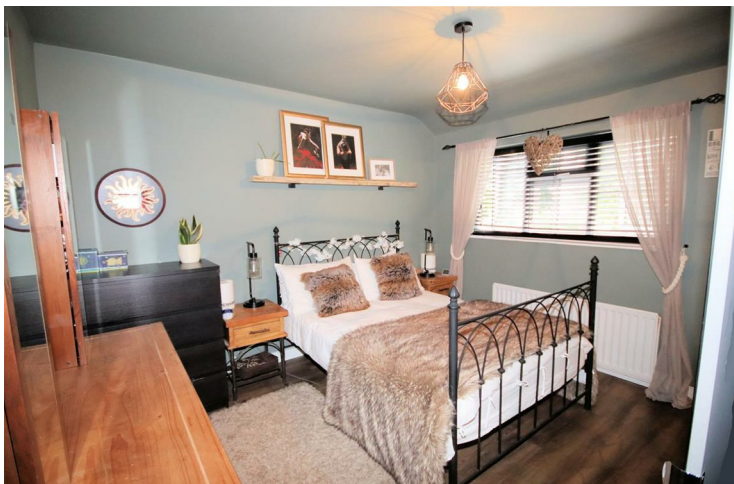
Landing



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



View of Rear Garden



View of Rear Garden



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



View of 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



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.

Important Notice / Disclaimer

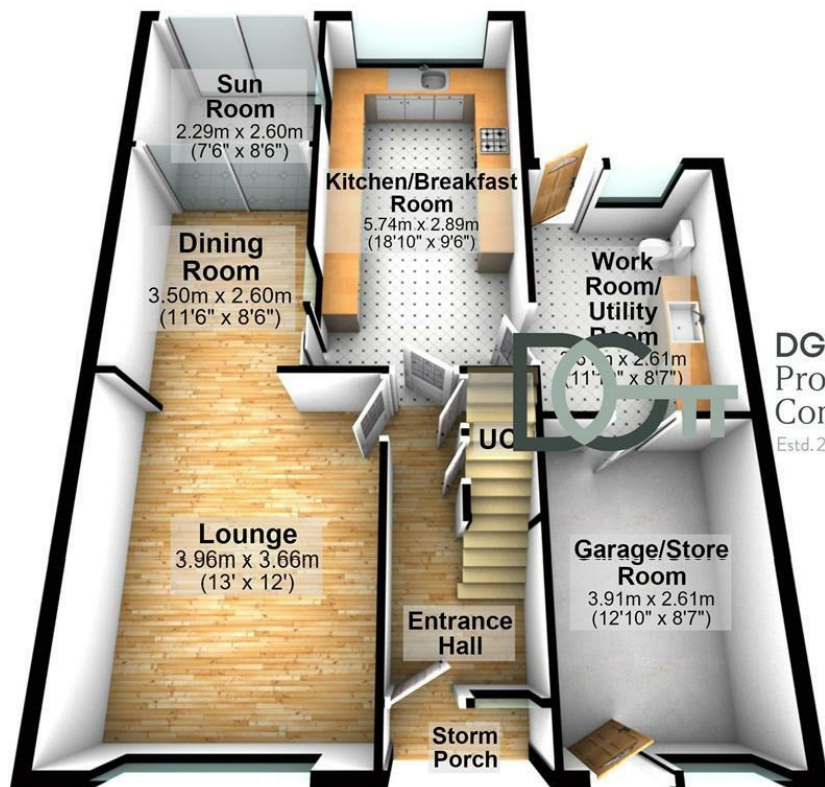
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Ground Floor

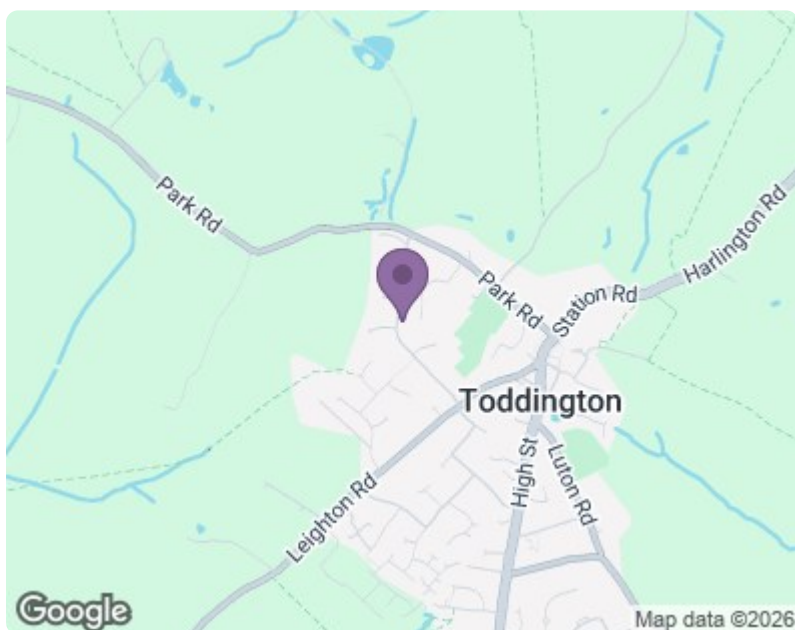


First Floor



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Total area: approx. 119.5 sq. metres (1286.0 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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