



**DG**  
Property  
Consultants  
Estd. 2000



## **Leighton Road, Toddington, Dunstable, Bedfordshire LU5 6AN**

### **Asking Price £279,995**

SOLD SIMILAR PROPERTIES URGENTLY REQUIRED - BUYERS AWAITING

A rarely available 2 bedroom terraced cottage with single garage, located in the sought after village of Toddington. The property is centrally positioned close to the village green and within walking distance of the high street and local amenities and local schools. Toddington is an ideal village for commuters, with a M1 junction close by and mainline train links into London St Pancras via Harlington or Flitwick stations.

The property is very well maintained throughout and offer an excellent living space. Accommodation comprises: Open plan lounge/Dining Room, modern fitted high gloss kitchen, modern white bathroom, landing and two first floor bedrooms, front and rear gardens with a shed & summer house, plus off road parking to a single garage to the rear.



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## Ground Floor

### Lounge/Dining Room

20'6" x 11'10" (6.25m x 3.61m)



uPVC double glazed entrance door, UPVC double glazed window to front, two double radiators, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, feature original open fireplace, carpeted stairs to first floor landing, opening through to the kitchen.

### View of Lounge/Dining Room



### Fitted Kitchen

8'7" x 6'7" (2.62m x 2.01m)



High gloss white fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap ceramic sink unit and mixer tap, tiled splashbacks, space and plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built-in electric fan oven, four ring halogen hob with extractor hood over, built-in microwave, space for a double width fridge, built in storage cupboard, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, ceramic tiled flooring, double power point(s), uPVC double glazed door to rear to garden.

### View of Fitted Kitchen



### View of Fitted Kitchen



### Bedroom 1

11'10" x 9'6" (3.61m x 2.90m)



### Family Bathroom



UPVC double glazed window to front, built-in walk in double wardrobes, single radiator, fitted carpet, double power point(s), textured ceiling.

### View of Bedroom 1



Three piece white suite comprising panelled bath with independent shower over and taps, pedestal wash hand basin and low-level WC, tiled splashbacks, full height ceramic tiling to all walls, extractor fan, uPVC double glazed window to rear, single radiator, ceramic tiled flooring, textured ceiling.

### First Floor

#### Landing

Fitted carpet, access to loft space, doors to both first floor bedrooms.

## Bedroom 2

10'8" x 8'2" (3.26m x 2.50m)



UPVC double glazed window to rear, single radiator, built in storage cupboard, fitted carpet, double power point(s), textured ceiling.

### View of Bedroom 2



## Outside

## Front Garden



Front garden with front picket fence, path to front of the property, gravel/shingle frontage with borders.

## Rear Garden



Enclosed by timer fencing and rear gate for rear access and leading to the garage. Paved and artificial lawn, 1 x timer shed with power & lighting and an ethernet connection. A lean to summerhouse. Outside tap.

### View of Rear Garden



### Lean-to Summer House

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



Timber lean-to summer house with UPVC double glazed window to rear, uPVC double glazed door to garden, power and lighting connected.

### Single Garage



### View of Rear Access



### Living in Toddington



### Living in Toddington



### Living in Toddington



## High Street Office in Toddington



Feel free to call or pop in and ask any question about this property.

Register what you are looking for and we will keep you up to date with anything new that comes available.

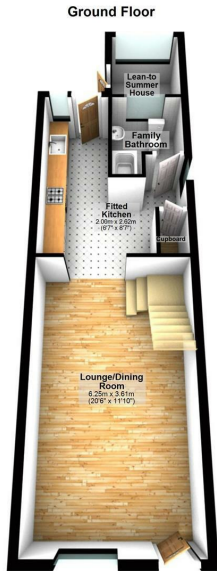
### **MISDESCRIPTIONS ACT - Sales**

Should you be interested in this property all negotiations should be conducted through dg Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>87</b>

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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