



**DG**  
Property  
Consultants  
Estd. 2000



## **Elm Grove, Toddington, Dunstable, Bedfordshire LU5 6BJ** **Reduced To £675,000**

DG Property Consultants are delighted to be offering for sale this superb 5 bedroom detached property, offered with no upper chain and located in the sought after village of Toddington and situated in the foot of a cul-da-sac. This property offers spacious accommodation throughout and sits on a generous plot.

Accommodation comprises: An Impressive entrance hall with a feature oak staircase, cloakroom, fitted combined kitchen/breakfast room, utility room, separate living room and dining room, study, galleried landing, 5 bedrooms, 2 en-suites and a 4 piece family bathroom. Front and good size rear garden, ample off-road parking and double width garage. Benefits include; Gas central heating and full double glazing.

To fully appreciate this superb property, viewing is a must!  
Call Team DG on 01582-580500 to arrange a suitable time.



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
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## Ground Floor Accommodation

### Porch

8'6" x 5'6" (2.59m x 1.68m)



uPVC double glazed entrance door, replacement uPVC double glazed window to front, double radiator, wooden laminate flooring, double power point(s), coved ceiling, door to entrance hall.

### Entrance Hall

12'6" x 6'7" (3.81m x 2.00m)



Wall mounted electric convection heater, English oak solid wooden flooring, telephone point, double power point(s), coved ceiling, American white oak staircase to first floor landing, doors to all ground floor rooms.

## View of Entrance Hall



## Cloakroom



Two piece suite comprising, vanity wash hand basin in vanity unit with cupboard under, low-level WC, heated towel rail, ceramic tiled flooring, coved ceiling.

## Living Room

11'10" x 19'6" (3.61m x 5.94m)



Two replacement uPVC double glazed windows to rear, two double radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), coved ceiling.

### View of Living Room



### Utility Room

6'8" x 10'0" (2.03m x 3.06m)



### Dining Room

11'10" x 13'0" (3.61m x 3.96m)



Base units with worktop and twin bowl stainless steel sink unit with mixer tap, upright radiator, Norwegian spruce wooden flooring, uPVC double glazed door to rear to garden, opening through to the kitchen/breakfast room.

### Study

6'0" x 8'1" (1.82m x 2.47m)



Replacement uPVC double glazed window to rear, double radiator, wooden flooring, double power point(s), coved ceiling.

### View of Dining Room



Upvc double glazed Window to side, single radiator, wooden flooring, double power point(s), plumbing installed, so a downstairs shower room can be added.

### View of Utility Room



### Kitchen/Breakfast Room

14'4" x 11'11" (4.37m x 3.62m)



Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for dishwasher, replacement uPVC double glazed window to front, replacement uPVC double window to side, single radiator, Norwegian spruce wooden flooring, double power point(s), ceiling spotlights.

### View of Kitchen/Breakfast Room



### View of Kitchen/Breakfast Room



### First Floor Accommodation

First Floor Accommodation

### Landing



Galleried landing, fitted carpet, power point(s), coved ceiling, access to loft space, access to all bedrooms and family bathroom.

### View of Landing



### Bedroom 1

13'8" x 11'7" (4.16m x 3.53m)



Window to front, full wall to wall range of built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), coved ceiling, door to en-suite shower room.

**View of Bedroom 1**



**View of Bedroom 2**



**En-suite Shower Room**



Three piece suite comprising shower cubicle with power shower and body jets plus glass screen, pedestal wash hand basin, full height ceramic tiling to all walls, low-level WC, heated towel rail, replacement uPVC double glazed window to front, vinyl flooring, coved ceiling.

**Bedroom 3**

11'0" x 9'0" (3.35m x 2.74m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), coved ceiling.

**Bedroom 2**

11'3" x 13'6" (3.42m x 4.11m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, power point(s), coved ceiling.

**View of Bedroom 3**



### Bedroom 4

8'6" x 10'1" (2.58m x 3.08m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, power point(s), coved ceiling.

### View of Bedroom 4



### Bedroom 5

9'8" x 8'1" (2.95m x 2.47m)



Replacement uPVC double glazed window to front, single radiator, wooden laminate flooring, power point(s), coved ceiling, doorway opening to en-suite shower room.

### En-suite Shower Room



Three piece suite comprising tiled shower cubicle with power shower and glass screen, wash hand basin, low-level WC, ceramic tiled flooring, coved ceiling.

### Family Bathroom



Four piece suite comprising freestanding roll top bath with ornamental feet and hand shower attachment over, pedestal wash hand basin, separate enclosed shower cubicle with power shower with body jets and glass screen, low level WC, full height ceramic tiling to all walls, heated towel rail, mirrored wall cabinet, replacement uPVC double glazed window to front, ceramic tiled flooring, coved ceiling.

### View of Bathroom



## Outside of the property

### Front Garden



Front boundary wall, laid to lawn, block paved drone, allowing off road parking for 4 vehicles, side access to the rear garden.

### View From Front of Property



Outlook from front of the property.

### Rear Garden



Enclosed by timber panelled fencing, laid to lawn, flower beds, mature trees, large timber shed with power and lighting, side access to the rear garden.

## View of Rear Garden



### Double Width Garage

Integral double garage with rear personal into the property, power and light connected, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, Up and over door to the front.

### Living in Toddington



### Living in Toddington



## Living in Toddington



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.

## 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.

### **Council Tax Band**

Council Tax Band : F

Charge Per Year : £2993.03

### **MISDESCRIPTIONS ACT - Sales**

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

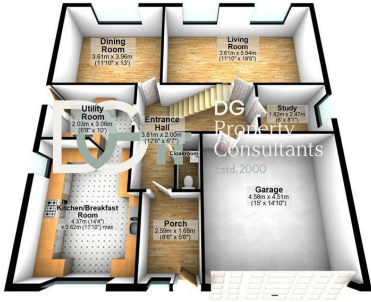
Supporting evidence will be required for your method of purchase.

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

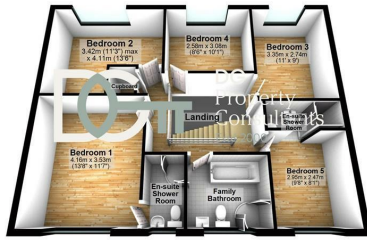
MISDESCRIPTIONS ACT - D G property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending



Ground Floor



First Floor



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	

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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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