



Lakefield Avenue, Toddington, Bedfordshire, LU5 6DB

Located in a sought after cul de sac close to local schools, this well presented and extended semi detached house has been improved and updated over recent years by the current owners, and enjoys a fabulous open plan kitchen/dining room with bi-fold doors that open on to the rear garden. A fully insulated 11'3" x 7'4" summer house/home office with electric radiator, wi-fi and inset ceiling Bluetooth speaker was built in 2021 and designed to be used throughout the year. The front aspect provides side by side parking for two vehicles whilst the single garage with roller door provides additional sheltered parking or useful storage area.



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.



2.6m



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Tenure: Freehold

Council Tax: C

Flitwick & Ampthill 01525 713111



Barton-le-Clay and Luton 01582 882440



Biggleswade & Sandy 01767 669222



"We extended the property about 7 years ago to suit our needs as a family and we are keen to stay in the village - for us Toddington has it all. Obviously the kitchen/dining room is our favourite room, having big bi-fold doors was a must have because the outlook down the garden is so nice and open. The garden is a great size for kids, we spend a lot of time in the garden and in 2021 added a summerhouse/home office that we use all year round. We live in a lovely cul de sac with families of all ages living here and it's particularly handy being so close to the schools."





TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
 Made with Mergin 12/22

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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