

Love Homes



Station Road, Toddington, Bedfordshire LU5 6BN

Located towards the outskirts of the charming village of Toddington, this deceptively spacious Georgian style family home enjoys views over surrounding countryside. With a modern kitchen, integrated appliances, including a four-ring hob, under-counter oven, extractor hood, fridge/freezer, and slimline dishwasher. The expansive 19'3" x 18'10" lounge/diner at the rear of the property features a gas fire with a modern surround and French doors. Whilst upstairs there are four good size bedrooms and a spacious modern shower room with a three-piece suite.

Outside the south facing rear garden is mostly paved patio with established plants and shrubs. A parking area with a designated space behind the house and an accompanying single garage.



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.



1.9m



4



1



1

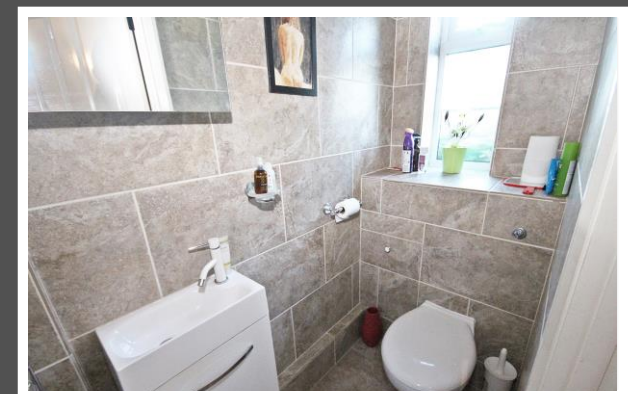
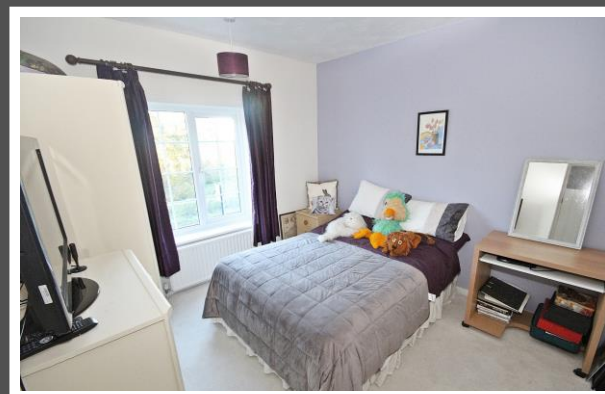
Tenure: Freehold

Council Tax: D

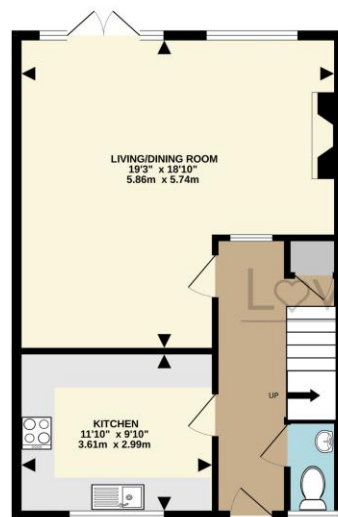




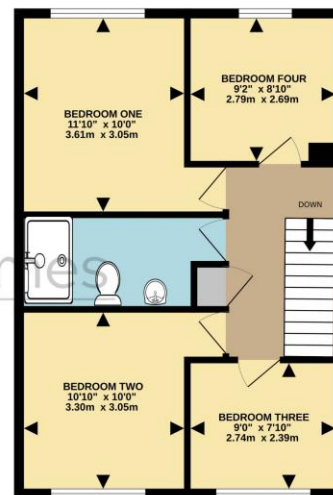
"Everyone who comes in here is surprised by the room sizes - it's like a tardis! The open plan lounge/dining room is flooded with light, especially with its south-facing view of the garden - it's a joy all year round and perfect for a growing family and for those wishing to downsize. Living in Toddington is fantastic, our family have lived here for many years. The village's abundance of shops surrounding its central green, succeed in creating a warm, community feel. The close proximity of the M1 and A5 create easy access to London and surrounding areas."



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

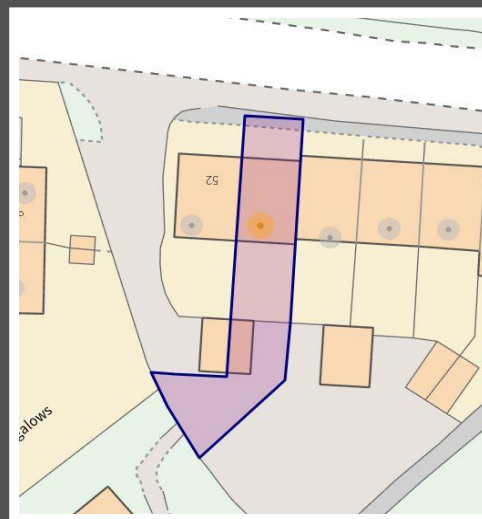


1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
Made with Metropix i2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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

Email: flitwick@lovehomes.uk

www.lovehomes.uk



Love Homes