DG Property Consultants
Estd. 2000









Lakefield Avenue, Toddington, Bedfordshire LU5 6DB

Asking Price £429,950

DG Property Consultants are delighted to offer for sale this spacious and extended three-bedroom semi-detached bungalow, ideally situated on the sought-after Lakeview Avenue, within the popular village of Toddington. Conveniently positioned within walking distance of the village centre, local amenities and highly regarded schools, the property offers generous and versatile accommodation.

The accommodation comprises an entrance porch to hall, spacious living room, fitted kitchen/dining room with adjoining conservatory overlooking the rear garden, three well-proportioned bedrooms, a modern family wet room and a convenient cloakroom/WC.

Externally, the property enjoys an impressive landscaped low maintanence rear garden. To the front, a generous driveway offers off-road parking for up to four vehicles. Further benefits include double glazing and gas central heating throughout.

Toddington is ideal for commuter with links via the M1 motorway and nearby Harlington mainline station, providing direct rail services into London.

Early viewing is highly recommended to fully appreciate what this bungalow has to offer.

Call Team DG on 01525 310200 to arrange your viewing.

2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants co uk
01525 310200

naea | propertymark PROTECTED
The Property Ombudsman

Ground Floor Accommodation

Porch
uPVC double entrance door, matwell, ceiling lighting, door to entrance hall.

Entrance Hall
Two double radiators, wooden laminate flooring, double power point(s), textured ceiling with recessed ceiling spotlights, concealed gas boiler in cupboard serving heating system and domestic hot water with heating timer control, a range of fitted base units with storage, two large built in storage cupboards, doors to all all roooms.

Cloakroom
2'6" x 6'4" (0.76m x 1.92m)
Two piece suite comprising, wash hand basin, low-level WC, extractor fan, full height ceramic tiling to all walls, single radiator, ceramic tiled flooring, textured ceiling.

Walkin Storage Cupboard
2'7" x 5'6" (0.80m x 1.68m)
Walkin in storage cupboard with lighting.

Living Room
15'6" x 10'7" (4.73m x 3.22m)



UPVC double glazed bay window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), four wall light points, coving to textured ceiling, feature living flame effect gas fire set in feature surround.

Kitchen/Dining Room
10'6" x 19'6" (3.20m x 5.94m)



Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer, mixer tap and tiled splashbacks, plumbing and space for automatic washing machine and dishwasher, space for fridge/freezer, built-in eye level double electric fan assisted oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, double power point(s), coved ceiling, french double doors to conservatory, dining area suitable for a large table.

View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Bedroom 1



UPVC & Brick Conservatory
12'1" x 10'6" (3.68m x 3.20m)



Half brick and UPVC double glazed construction with uPVC double glazed windows, double glazed polycarbonate roof, ceiling fan and power and light connected, double radiator, ceramic tiled flooring, two wall light points, uPVC double glazed french double door to garden.

Bedroom 1
10'6" x 12'6" (3.20m x 3.80m)



UPVC double glazed window to rear, fitted wardrobe(s), double radiator, fitted carpet, double power point(s).

Bedroom 2
10'6" x 9'6" (3.20m x 2.90m)



UPVC double glazed window to front, fitted wardrobe(s), single radiator, fitted carpet, double power point(s), coving to textured ceiling.

Bedroom 3
11'0" x 9'0" (3.36m x 2.75m)



UPVC double glazed window to front, single radiator, fitted carpet, TV point(s), double power point(s), coved ceiling.

Family Wet Room



Three piece suite with comprising, recessed tiled double shower area with fitted over head power shower plus a hand held shower unit, vanity wash hand basin in vanity unit with cupboards under, low-level WC, full height ceramic tiling to all walls, heated towel rail, ceiling extractor fan, wet room flooring, textured ceiling with recessed ceiling spotlights.

View of Family Wet Room



Outside of the property

Frontage & Drive
Mono block drive with parking fro 4 vehicles.

Rear Garden



A good size low Maintenance rear garden, large paved patio areas, artificial lawns, enclosed by fencing,
Timber summer house, two attached storage barns and an external storage area.

View of Rear Garden



View of Rear Garden



Council Tax Band
Council Tax Band : D
Charge Per Year : £2,351.85

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

DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

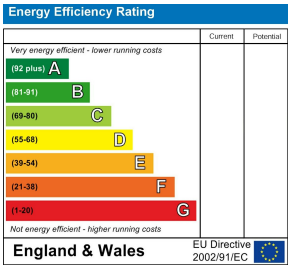
These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

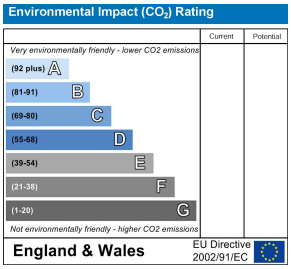
Ground Floor



Total area: approx. 95.7 sq. metres (1029.7 sq. feet)







2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants co uk
01525 310200

naea | propertymark PROTECTED
The Property Ombudsman