



E DO NOT
IN THIS
RIVE



PRIVATE ROAD
Farm access only



Conger Lane

Toddington,
Bedfordshire, LU5 6BT
£280,000

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country
properties

KEEP

Set within a desirable lane just off the village green and adjacent to historic Conger Hill, this unique coach house style home has been newly refurbished with contemporary styling throughout. The open plan living accommodation is set on the first floor, having a vaulted ceiling with exposed timbers, and incorporates a kitchen area plus dining space with fitted seating. There is also a single bedroom/optional study on this floor, along with a shower room. The main double bedroom is located on the ground floor, along with a spacious en-suite bathroom. The property also has the benefit of an integral garage with electric door. J12 of the M1 is within just 0.9 miles, and Harlington mainline rail station 2.2 miles. EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via open porch and part opaque double glazed front entrance door. Floor tiling. Radiator. Courtesy door to garage. Part glazed door to:

INNER LOBBY

Stairs to first floor. Floor tiling. Door to:

BEDROOM 1

Radiator. Built-in under stairs storage cupboard. Opaque sliding door to:

EN-SUITE BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Extractor. Hatch to roof void.

FIRST FLOOR

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Three double glazed skylights. Feature exposed ceiling timbers. Base mounted kitchen units with work surface areas incorporating sink and drainer with mixer tap. Space for cooker and fridge/freezer. Dining area with fitted seating. Radiator. Doors to shower room and to:

BEDROOM 2

Double glazed window to front aspect. Double glazed skylight. Radiator. Open storage area.

SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit and rainfall style showerhead, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring. Extractor.



OUTSIDE

GARAGE

Remote controlled electric roller door. Wall mounted gas fired boiler. Plumbing for washing machine. Courtesy door to entrance hall.

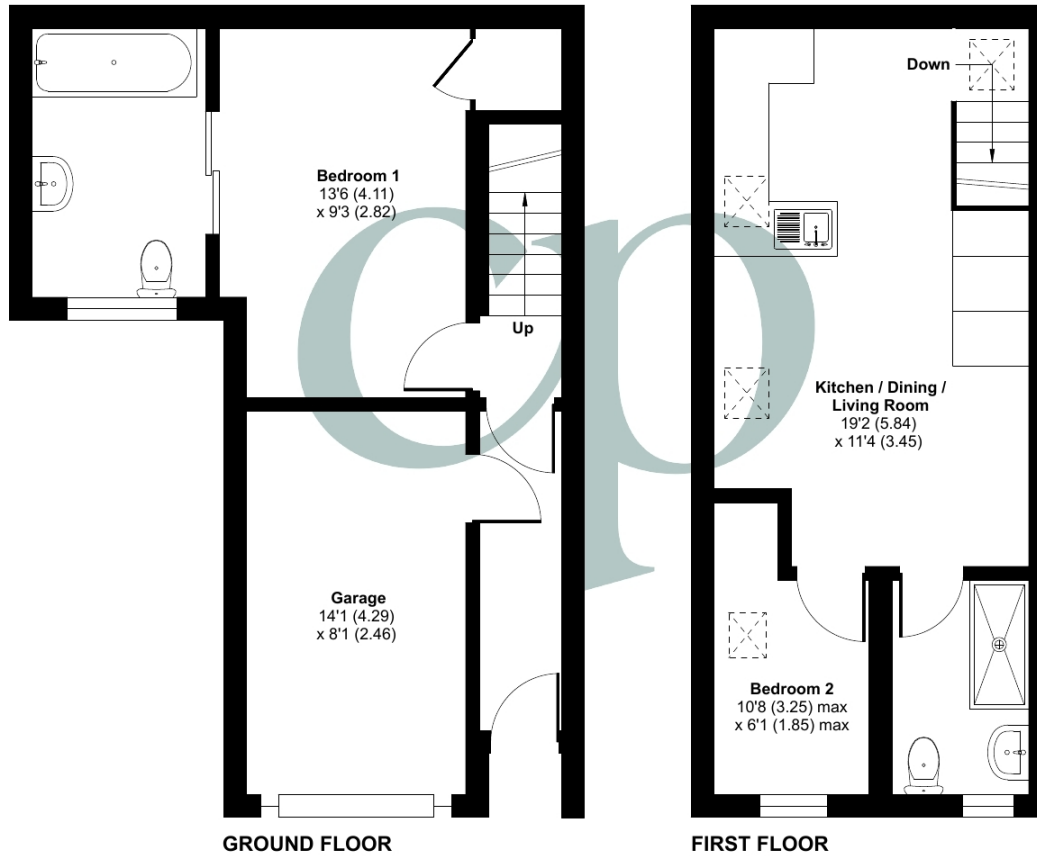
Current Council Tax Band: A.





Approximate Area = 590 sq ft / 54.8 sq m
 Garage = 112 sq ft / 10.4 sq m
 Total = 702 sq ft / 65.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1169723

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Viewing by appointment only

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