



Lakefield Avenue

Toddington,
Bedfordshire, LU5 6DB
Guide Price £325,000

COUNTRY PROPERTIES
PART OF HUNTERS

FOR SALE BY INFORMAL TENDER: Offered for sale with no upper chain, this link-semi detached bungalow is set within a popular village. The accommodation includes a living room with feature fireplace and walk-in bay with French doors and windows to rear, fitted kitchen, two bedrooms and a wet room. The former garage has been converted to create an additional reception/study whilst retaining useful storage. The established rear garden enjoys a south-westerly aspect and off road parking is provided via the driveway to front. Tender Closing Date: Monday 11th July 2022 at 12 Noon. EPC Rating: F.

GROUND FLOOR

ENTRANCE HALL

Accessed via open porch and part multi pane opaque glazed front entrance door. Opaque double glazed door to rear aspect. Radiator. Storage cupboard. Access to study, living room and to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Wall and floor tiling. Built-in oven and hob with extractor over. Space for refrigerator and freezer. Space and plumbing for washing machine. Wall mounted gas fired boiler.

LIVING ROOM

Walk-in bay with double glazed windows and French doors to rear aspect. Feature fireplace surround housing electric fire. Two radiators. Recessed spotlighting to ceiling. Door to:

STUDY

(Part of former garage). Double glazed window and part multi pane glazed door to rear aspect. Wood effect flooring. Door to store.

INNER LOBBY

Built-in cupboard housing hot water tank. Hatch to loft. Doors to both bedrooms and wet room.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator. Open storage with hanging rail and shelving.

WET ROOM

Opaque double glazed window to front aspect. Wall mounted shower unit. Close coupled WC. Wash hand basin. Wall tiling. Radiator. Extractor.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub border. Pathway leading to front entrance door.

REAR GARDEN

Mainly laid to lawn. Two patio areas. A variety of trees and shrubs. Garden shed. Enclosed by fencing.

STORE

(Part of former garage). Metal up and over door. Door to study.

OFF ROAD PARKING

Driveway providing off road parking.

Current Council Tax Band: C.



AGENTS NOTE

This property is for sale by Informal Tender with a closing date of Monday 11th July 2022 at 12 Noon. All offers must be received in writing at our office by this date (please request a Tender Form for completion) and placed in a sealed envelope marked '48 Lakefield Avenue': Country Properties, 3 Russell Centre, Coniston Road, Flitwick, MK45 1QY.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase.

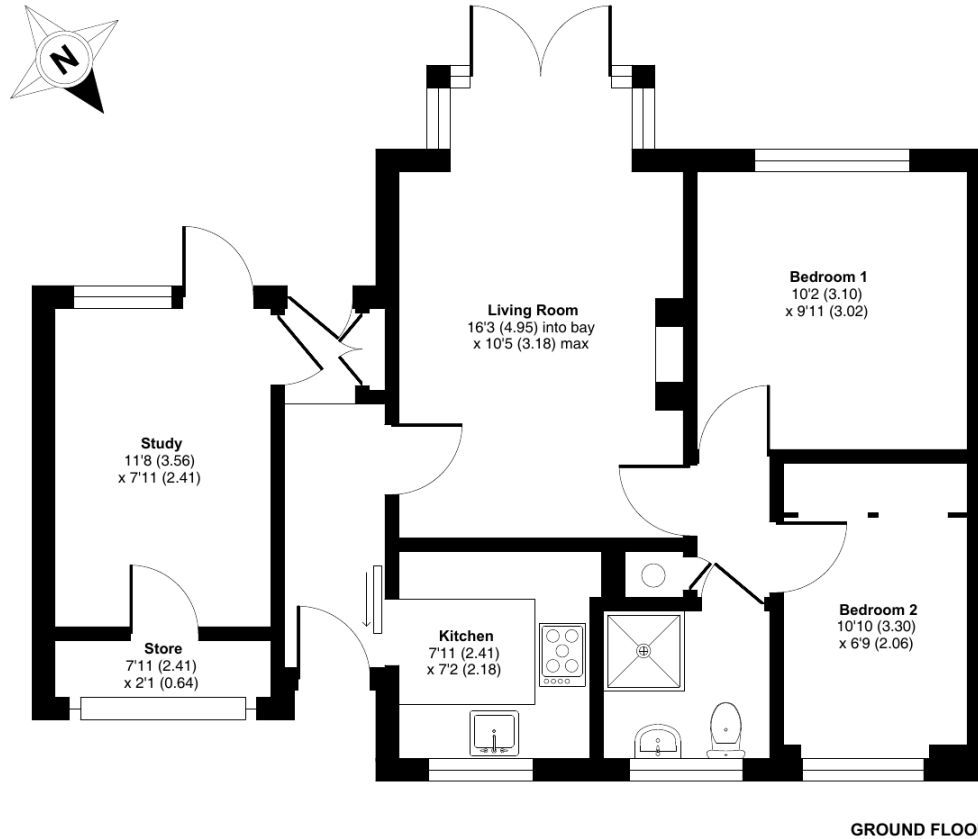
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 638 sq ft / 59 sq m (includes store)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		87
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	29	
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 859040



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

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www.country-properties.co.uk

