



Leighton Road

Toddington,
Bedfordshire, LU5 6AR
£425,000

country
properties

Set on the village outskirts, this charming character cottage features a wealth of exposed beams, off road parking and no upper chain. Entering through a porch with adjoining cloakroom/WC, the accommodation includes two separate receptions (one with feature fireplace), triple aspect fitted kitchen with integrated dishwasher and fridge/freezer, three bedrooms and first floor bathroom. Commuter links are available by road and rail with M1 (J12): 1.2 miles and Harlington mainline rail station with a direct service to St Pancras International: 2.6 miles. EPC: E.

GROUND FLOOR

ENTRANCE PORCH

Accessed via wooden stable style entrance door with leaded light effect glazed insert. Radiator. Floor tiling. Open access to dining room. Door to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Low level WC and corner wash hand basin with tiled splashback. Radiator. Floor tiling.

DINING ROOM

Dual aspect via double glazed windows to front and rear. Feature open fireplace. Exposed ceiling beams. Stairs to first floor landing. Open access to:

LIVING ROOM

Double glazed window to side aspect. Exposed ceiling beams. Radiator. Engineered wood flooring. Open access to:

KITCHEN

Triple aspect via double glazed windows to front and either side. A range of base and wall mounted units with butchers block style work surface areas incorporating 1½ bowl sink with mixer tap. Integrated fridge/freezer and slimline dishwasher. Space for range style oven (with extractor above) and washing machine. Recessed spotlighting to ceiling. Floor tiling.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Doors to all bedrooms and family bathroom.

BEDROOM 1

Dual aspect via double glazed windows to front and rear. Exposed ceiling beam. Radiator. Built-in over stairs storage cupboard.

BEDROOM 2

Double glazed window to side aspect. Radiator. Built-in storage cupboard.



BEDROOM 3

Double glazed window to side aspect. Exposed ceiling beam. Radiator. Wood effect flooring.

FAMILY BATHROOM

Skylight. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Exposed ceiling beam. Cupboard housing gas fired boiler.

OUTSIDE

FRONT GARDEN

Laid to paving. Outside lighting and cold water tap.

OFF ROAD PARKING

Gravelled off road parking for one vehicle, with right of way access over neighbouring driveway (subject to a proportion of the cost for any required maintenance and upkeep).

AGENTS NOTE

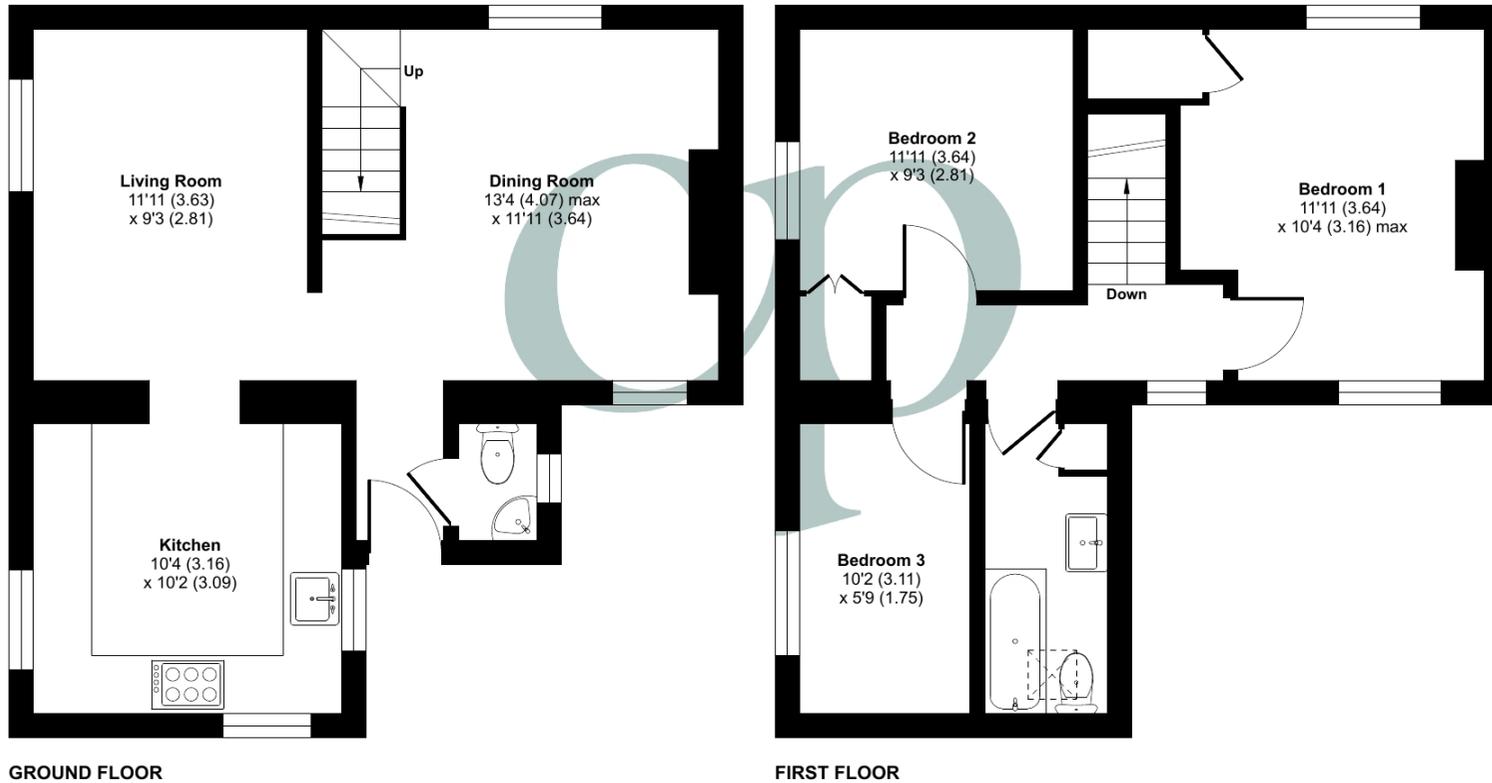
The existing Title Plan will be adjusted during the conveyancing process - Please ask for further information.

Current Council Tax: D.



Approximate Area = 820 sq ft / 76.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	50	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Country Properties. REF: 1289954

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Viewing by appointment only

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

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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