



High Street

Toddington,
Bedfordshire, LU5 6BY
£310,000

country
properties

Conveniently positioned within just 0.2 miles of the parade of shops, traditional green and pretty duck pond at the heart of the village, this three storey home offers an abundance of character including exposed brickwork and ceiling beams. The accommodation includes a 16'10" living room with feature fireplace and open access to dining room, which in turn leads through to the fitted kitchen. There is a double bedroom and bathroom on the first floor, whilst the second bedroom occupies the entire second floor. The enclosed rear garden houses a useful outbuilding with power, light, skylights and cloakroom/WC, great as a home office or hobby room. EPC Rating: E.

GROUND FLOOR

ENTRANCE

Via front entrance door with opaque glazed fanlight to:

LIVING ROOM

Double glazed window to front aspect. Feature fireplace. Radiator. Exposed brickwork and ceiling beams. Recessed spotlighting to ceiling. Open access to:

DINING ROOM

Exposed brickwork and ceiling beams. Radiator. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath. Open access to:

KITCHEN

Double glazed windows to either side aspect. Double glazed window and door to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob. Space for washing machine and fridge/freezer. Floor tiling.

FIRST FLOOR

LANDING

Wall mounted gas fired boiler. Doors to bedroom, bathroom and to stairs to second floor.

BEDROOM 1

Double glazed window to front aspect. Radiator. Wood flooring.



BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, low level WC and wash hand basin with mixer tap and storage cupboard beneath. Wall tiling. Wood flooring.

SECOND FLOOR

BEDROOM 2

Double glazed window to side aspect. Skylight. Radiator. Exposed ceiling beams. Wood flooring. Eaves storage.

OUTSIDE

REAR GARDEN

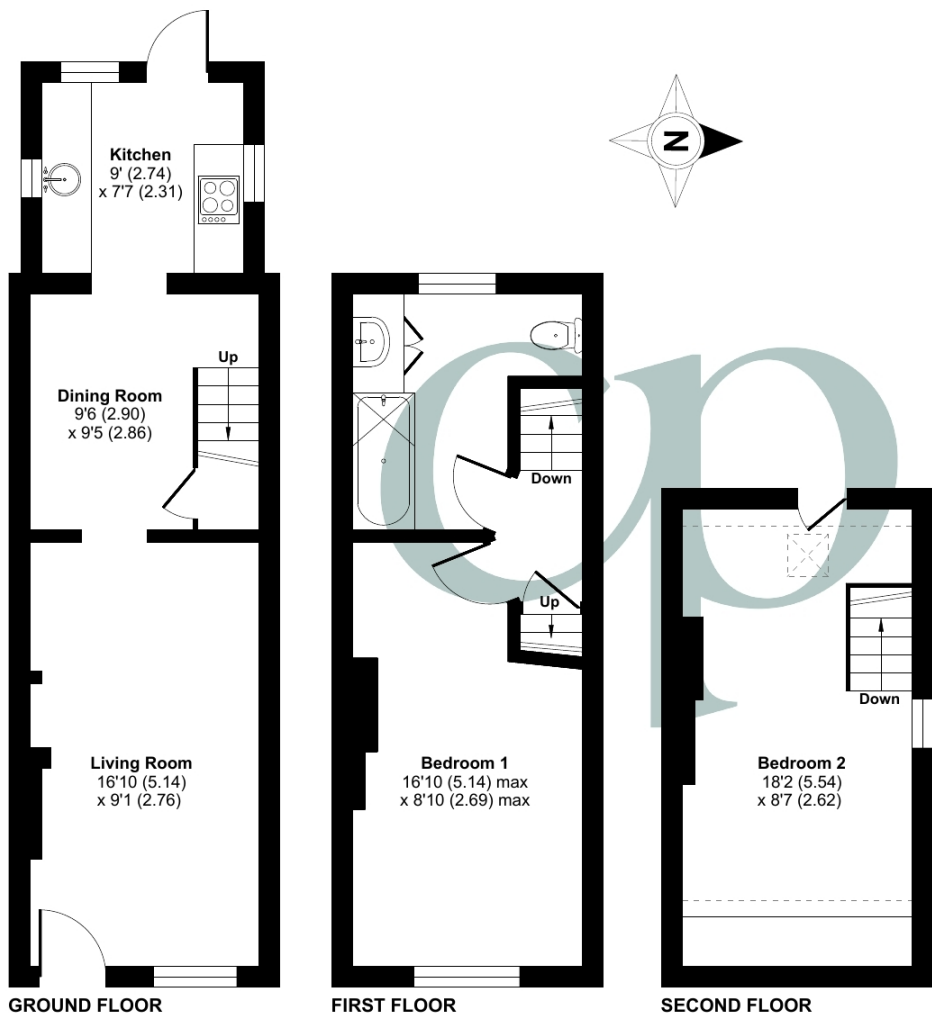
Immediately to the rear of the property is a paved patio area with pathway extending through gravelled and slate chipped borders to the garden studio at the rear. Enclosed by mature trees and shrubs. Gated access to side and rear.

STUDIO

Opaque double glazed entrance door. Two skylights. Power and light. Work surface area. Wood flooring. Door to WC with window to front aspect, low level WC, wash hand basin with mixer tap, and wood effect flooring.

Current Council Tax Band: C.





Approximate Area = 691 sq ft / 64.1 sq m
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Outbuilding = 144 sq ft / 13.3 sq m
 Total = 865 sq ft / 80.1 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		87	51
		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: 1235130

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

country
properties