



Conger Lane

Toddington,
Bedfordshire, LU5 6BT
£280,000

country
properties

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.

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.

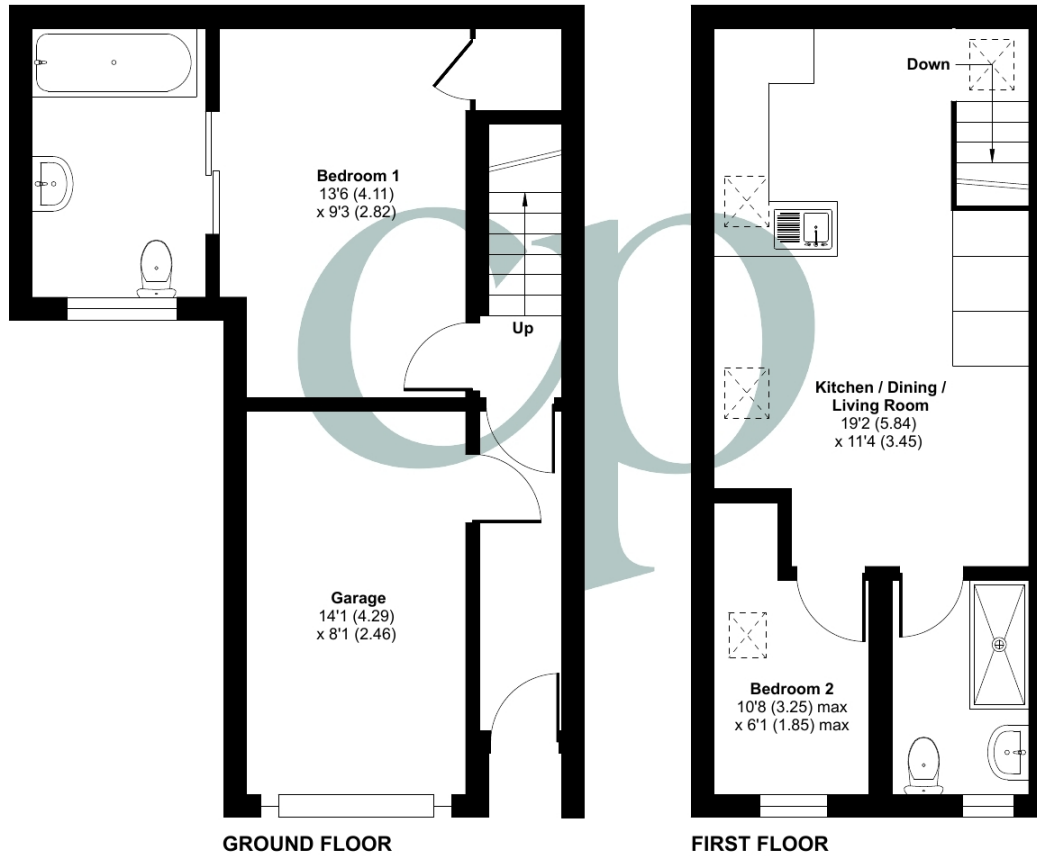
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 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

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

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