



# Leighton Road

Toddington,  
Bedfordshire, LU5 6AN  
£275,000

country  
properties



This chain-free character home features an 18ft living/dining room with an attractive fireplace, and fitted kitchen with breakfast bar providing an ideal space for informal dining plus French doors to the rear courtyard style garden which enjoys a south-easterly aspect. There are two bedrooms to the first floor along with a bathroom with four piece suite including free-standing bath and separate walk-in shower. Set within a traditional village with a range of shops and amenities, the property is also well located for commuter links - M1 (J12) 1 mile and Harlington mainline rail station 2.2 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE

Via part opaque glazed front entrance door with canopy over leading to:

### LIVING/DINING ROOM

Double glazed sash style window to front aspect. Feature fireplace recess with tiled hearth. Radiator. Wood effect flooring. Open tread staircase to first floor landing. Door to:

### KITCHEN/BREAKFAST ROOM

Double glazed French doors and sash style window to rear aspect. Skylight. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer, extending to create a peninsula breakfast bar. Tiled splashbacks. Space for washing machine, slimline dishwasher, fridge/freezer and range style oven (with extractor canopy over). Radiator. Floor tiling.

## FIRST FLOOR

### LANDING

Doors to both bedrooms and bathroom.



## BEDROOM 1

Double glazed sash style window to front aspect. Radiator. Wall mounted gas fired boiler.

## BEDROOM 2

Double glazed sash style window to rear aspect. Radiator.

## BATHROOM

Opaque double glazed sash style window to rear aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, walk-in shower, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Recessed spotlighting to ceiling. Heated towel rail. Floor tiling.

## OUTSIDE

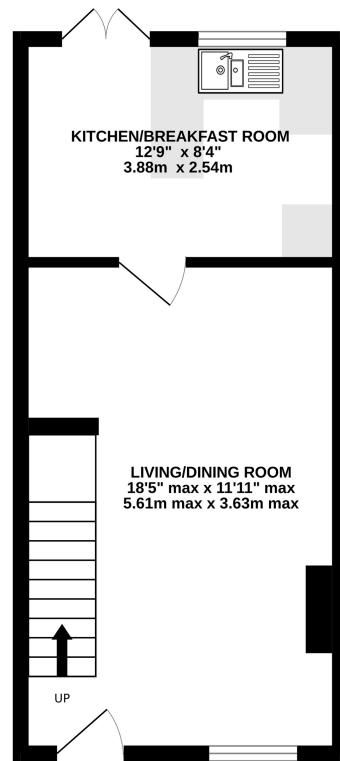
## REAR GARDEN

South-easterly aspect. Mainly laid to gravel. Pathway leading to gated rear access. Enclosed by fencing and walling.

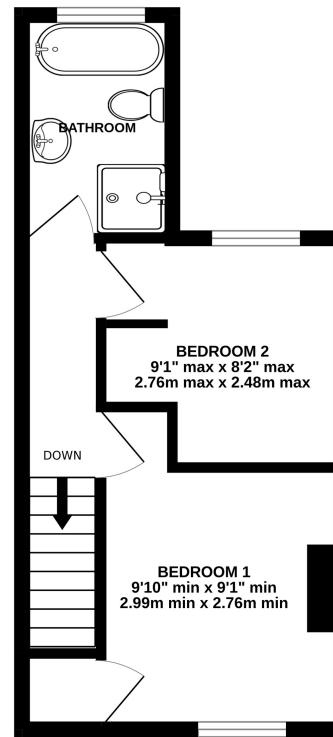
Current Council Tax Band: B.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>85</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>62</b>
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Viewing by appointment only

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