



Luton Road

Toddington,
Bedfordshire, LU5 6DG

Guide Price **£325,000**

country
properties

FOR SALE BY INFORMAL TENDER with a closing date for offers of Monday 5th October 2026 at 12 Noon. With no upper chain, this three bedroom mid-terrace home is set within a well-established neighbourhood, nearing open countryside. Having scope to improve, the accommodation includes a spacious living room with open fireplace, and a dining room with attractive secondary fireplace and open access to the fitted kitchen. A ground floor shower room, along with a first floor bathroom add convenience for busy households. A standout feature is the generous L-shaped rear garden, mainly laid to lawn with a pleasant westerly to southerly aspect – having excellent potential for gardening enthusiasts, or to create play areas for children. Situated in a vibrant village community, this home enjoys easy access to excellent transport links, including the M1 (J12) just 1.2 miles away and Harlington mainline rail station 2.5 miles from the property. EPC: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via opaque double glazed front entrance door. Part quarry style floor tiling. Radiator. Stairs to first floor landing. Door and leaded light effect internal window to:

LIVING ROOM

Double glazed window to front aspect. Feature open fireplace. Two radiators. Built-in under stairs storage cupboard. Door to:

DINING ROOM

Double glazed window to rear aspect. Feature fireplace housing living flame effect gas fire. Open access to:

KITCHEN

Dual aspect via double glazed windows to side and rear, and part double glazed door to side. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in double oven, hob and extractor. Space for dishwasher and washing machine. Wall mounted gas fired boiler. Radiator. Tile effect flooring. Part glazed door to:

INNER LOBBY

Double glazed window to side aspect. Floor tiling. Door to:

SHOWER ROOM

Opaque double glazed window to rear aspect/outbuilding. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Two built-in double wardrobes, plus airing cupboard housing water tank. Radiator.

BEDROOM 2

Dual aspect via double glazed windows to side and rear. Radiator. Built-in storage cupboard. Wood effect flooring.

BEDROOM 3

Double glazed skylight. Radiator. Built-in storage cupboard.



FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Extractor.

OUTSIDE

FRONT GARDEN

Laid to lawn. Block paved pathway leading to front entrance door. Outside light. Part enclosed by low level brick wall.

REAR GARDEN

Generous L-shaped garden with west to southerly aspect. Mainly laid to lawn. Patio and hard standing areas. Outside light, water tap and power points. Part enclosed by fencing with gated access to rear.

OUTBUILDING

Window to rear aspect. Opaque double glazed door to side aspect. Power and light.

Council Tax Band: B.

AGENTS NOTE

This property is for sale by Informal Tender with a closing date of Monday 5th October 2026 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 '78 Luton Road': Country Properties, 3 Russell Centre, Coniston Road, Flitwick, MK45 1QY.

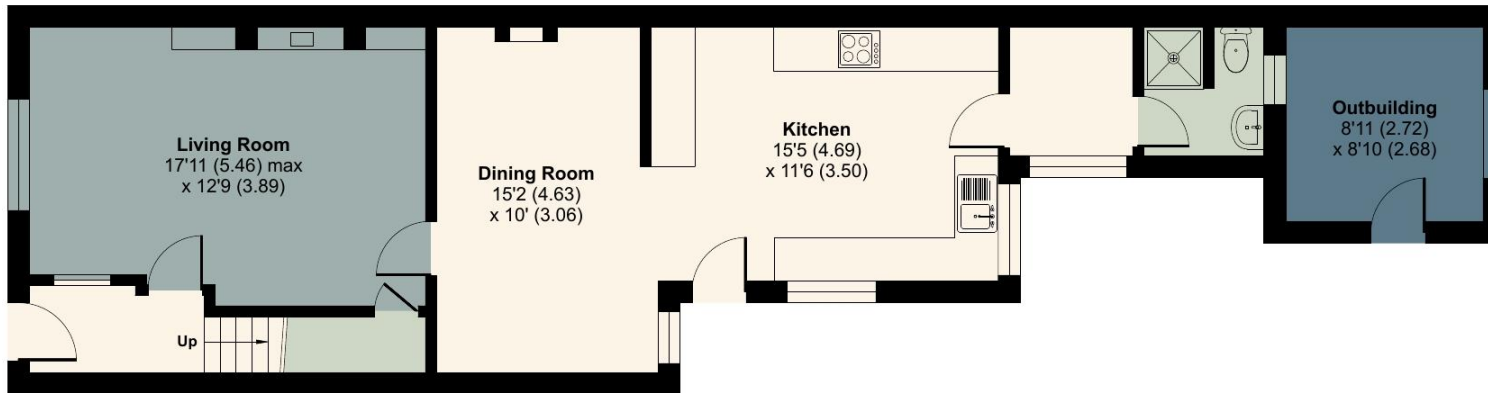


Approximate Area = 1171 sq ft / 108.7 sq m
 Outbuilding = 79 sq ft / 7.3 sq m
 Total = 1250 sq ft / 116 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Country Properties. REF: 1514401



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+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D		59	66
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

Viewing by appointment only

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