



Leighton Road | Toddington | Dunstable | LU5 6AN

Asking Price £260,000

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## Dunstable | LU5 6AN

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We are excited to present this beautiful newly refurbished Victorian home in the heart of Toddington a short walk to the high street. Lovingly restored throughout, with a bright living and dining room, a modern kitchen, two bedrooms, bathroom and second WC. There is an enclosed low-maintenance garden with a shed, and rear access. Set within a popular village location with good amenities and transport links. No upper chain.

- Fully renovated Victorian home with character features in a popular location.
- Open-plan flow through to a separate dining area.
- Two well-presented good size bedrooms finished in neutral tones.
- Enclosed, low-maintenance rear garden with shed.
- Bright and well-proportioned living room with feature fireplace.
- Newly fitted kitchen with integrated appliances and garden access.
- Contemporary family bathroom with clean white suite. Additional upstairs WC for convenience.
- Useful outdoor storage and rear access.

#### Welcome to Leighton Road, Toddington

Welcome to Leighton Road, this beautiful two bedroom Victorian home. The property presents a charming and traditional frontage. To the front is a low-maintenance, enclosed garden bordered by a painted picket fence, creating a clear and welcoming boundary. A paved pathway leads to the front door, with space suitable for pots or small planters to add colour and character.

#### Sitting Room

11'10" x 11'10" (3.62 x 3.62)

The living room is a bright space, finished in a neutral palette. Natural light is drawn in through the front-facing window, complemented by attractive wood flooring that runs throughout and adds warmth and character. A feature fireplace provides a charming focal point, with built-in shelving and storage to either side offering practical display and cupboard space. The room flows comfortably into the adjoining dining area.

#### Dining Room

11'10" x 8'8" (3.62 x 2.65)

The dining room is connected to the living room and kitchen, creating an excellent open flow for modern living. Finished in soft neutral tones with attractive wood flooring continuing through, the room offers ample space for a dining table and chairs.





## Kitchen

13'10" x 6'0" (4.24 x 1.84)

The kitchen is a stylish and well-appointed galley space, finished with contemporary shaker-style units in a soft green tone, complemented by light worktops and crisp white tiled splash backs. Integrated appliances include an electric oven, hob with extractor above, and space for additional appliances, while ample wall and base units provide excellent storage. A skylight and rear door allow plenty of natural light to flood the room, enhancing the bright and modern feel, and offering direct access to the rear garden.

## Bathroom

The bathroom is bright, clean and newly finished, fitted with a modern white suite comprising a panelled bath with shower attachment, pedestal wash basin and low-level WC. The space is fully tiled in crisp white, enhancing the fresh and airy feel, with a frosted window providing natural light and privacy. A heated towel rail, wall-mounted mirror and patterned floor tiles add both practicality and a subtle touch of character.

## Bedroom One

11'11" x 8'0" (3.64 x 2.46)

Bedroom one is a well-proportioned room, finished in soft neutral tones. A front-facing window allows in plenty of natural light. The room offers ample space for a double bed and additional bedroom furniture.

## Bedroom Two

8'5" x 8'1" (2.59 x 2.48)

Bedroom two is a neatly presented room, finished in neutral tones. A window to the rear allows natural light to fill the space. The room is well suited as a guest bedroom, home office or nursery, offering flexible accommodation to meet different lifestyle needs.

## Upstairs WC

The upstairs WC is a useful neatly presented space, fitted with a modern white suite comprising a low-level WC and wall-mounted hand basin with tiled splashback.

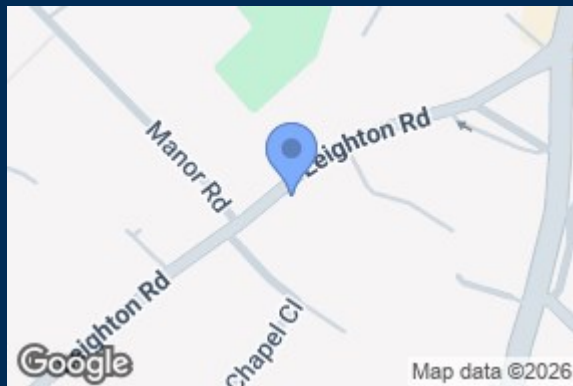
## Garden

The rear garden is a private and low-maintenance outdoor space, fully enclosed by timber fencing and ideal for easy upkeep. Laid mainly with paved and shingle areas, it offers space for outdoor seating alongside a raised planted bed adding greenery and interest. To the rear of the garden is a useful timber shed providing additional storage, while a gated access offers convenient rear entry.

## Your Local Area

Set in the heart of Toddington, this well-regarded village offers an ideal balance of rural charm and everyday convenience. Toddington benefits from excellent transport links, with easy access to Junction 12 of the M1 and nearby mainline rail services at Harlington providing direct routes into London and the wider region. The village itself boasts a good range of local shops, a GP surgery, cafés and amenities, along with popular traditional pubs and an active community scene. Families are well served by highly regarded local schools, while surrounding green spaces, parks and countryside walks provide plenty of opportunities for outdoor recreation, making Toddington a sought-after location for commuters and families alike.

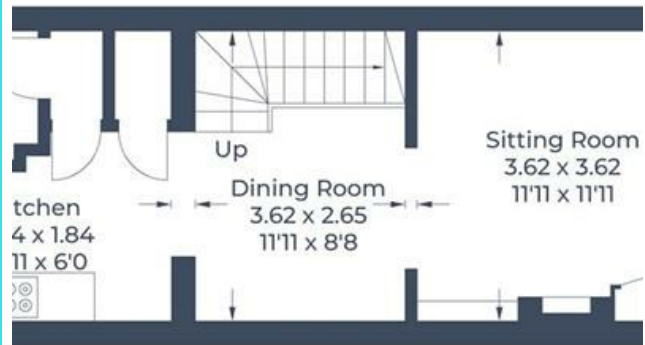
## Material infomration



Approximate Gross Internal Area  
 Ground Floor = 39.1 sq m / 421 sq ft  
 First Floor = 23.0 sq m / 247 sq ft  
 Total = 62.1 sq m / 668 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current                 | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |                         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
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| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
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| England & Wales                             | EU Directive 2002/91/EC | England & Wales                                | EU Directive 2002/91/EC                                         |

Duck End  
 Great Brickhill  
 Buckinghamshire  
 MK17 9AP  
 01525 261100  
[enquiries@finehomesproperty.co.uk](mailto:enquiries@finehomesproperty.co.uk)