Toddington Office:
01525 877 771

HOUSEHOLD estate agents
Residential Sales • Property Management • Lettings

9 The Meadows, Wingfield, Bedfordshire, LU7 9QN

Price £299,995 Freehold

3 | 1 | 1 | E

For details on all of our properties for sale and for rent visit **www.house-hold.co.uk**

PRS Property Redress Scheme | Zoopla.co.uk | movewithus recommended agent | OnTheMarket.com | rightmove find your happy

The Property Experts with the Personal Touch

9 The Meadows, Wingfield, Bedfordshire, LU7 9QN

Price £299,995

Entrance Hall
13'5 x 6'4 (4.09m x 1.93m)
Entered via partly glazed front door, staircase to first floor, understairs cupboard, wall mounted electric storage heater

Cloakroom
Double glazed window to front aspect, low level W.C, corner wash hand basin

Fitted Kitchen/ breakfast
11'3" x 8'7" (3.43m x 2.62m)
Fitted with a range of floor and wall units with worktop over, single drainer sink unit, space for electric oven, plumbing for washing machine, wall mounted electric storage heater, double glazed window to front aspect.

Lounge/Dining Room
12'5" x 15'5" (3.78m x 4.69m)
Double glazed window to rear, feature brick fireplace, door to conservatory.

Conservatory
9'10" x 13'1" (3.00m x 3.99m)
Double glazed and brick conservatory with French doors onto the rear garden

Landing
Hatch to loft space, airing cupboard

Bedroom 1
10'9" x 9'9" (3.28m x 2.97m)
Double glazed window to front aspect, built in cupboard, wall mounted electric radiator

Bedroom 2
12'5" x 7'11" (3.78m x 2.42m)
Double glazed window to rear, wall mounted electric radiator

Bedroom 3
8'10" x 7'1" (2.69m x 2.17m)
Double glazed window to rear

Bathroom
5'8 x 6'3" (1.73m x 1.91m)
Double glazed window to front aspect, low level W.C, pedestal wash hand basin, panelled bath with shower screen and shower attachment

Outside

Rear garden
Well stocked rear garden, laid to lawn with flower and shrub borders, gated side access

Front garden
Laid to lawn with flower and shrubs, pathway to front door

Garage
Single garage with up and over door in nearby block

address: 2-4 High Street, Toddington, Bedfordshire LU5 6BY
telephone: 01525 877 771
email: toddington@house-hold.co.uk
website: www.house-hold.co.uk

Additional Office: **Dunstable:** 15b High Street North - 01582 477 077

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or reresentations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Located in the semi rural hamlet of Wingfield and only a short drive to the larger village of Toddington, this three bedroom end terrace house has views over open countryside . This lovely home benefits from a Living/dining room, cloakroom, conservatory and kitchen/breakfast room to the ground floor and three bedrooms and bathroom to the first floor. Outside there are well stocked gardens and garage in nearby block. Ideally placed for the Commuter with the A5-M1 link road, Leighton Buzzard and Harlington train stations being a short drive away. Call now to arrange a viewing.

address: 2-4 High Street, Toddington, Bedfordshire LU5 6BY
telephone: 01525 877 771
email: toddington@house-hold.co.uk
website: www.house-hold.co.uk

Additional Office: **Dunstable:** 15b High Street North - 01582 477 077

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or reresentations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Road Map

Hybrid Map

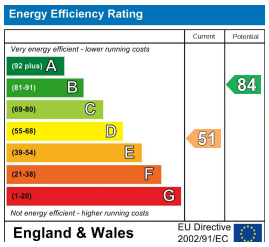
Terrain Map

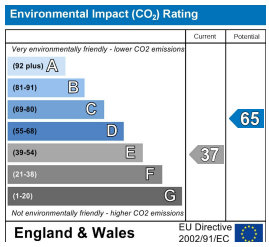
Floor Plan

Viewing

Please contact our Toddington - Sales Office on 01525 877 771 if you wish to arrange a viewing appointment for this property or require further information.

EPC





address: 2-4 High Street, Toddington, Bedfordshire LU5 6BY
telephone: 01525 877 771
email: toddington@house-hold.co.uk
website: www.house-hold.co.uk

Additional Office: **Dunstable:** 15b High Street North - 01582 477 077

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or reresentations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.