



Leighton Road, Toddington

Monthly Rental Of £950

- Sought after village
- Well presented cottage
- Living Room
- Stylish refitted kitchen
- Two bedrooms
- Contemporary bathroom
- Enclosed courtyard garden
- Unfurnished & available middle of November 2023

www.localagentnetwork.co.uk



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working conditions of any appliances. No person in Local Agent Network Limited employment has the authority to make or give any representation or warranty in respect of the property.



General

Available middle of November 2023. This lovely cottage is located within a couple of minutes walk of the attractive village centre and greens. There is a living room, stylish refitted kitchen, two bedrooms and a contemporary first floor bathroom. Outside is an enclosed courtyard garden. Other benefits include gas central heating and double glazing. Pets will be considered Call the team at Local Agent Network on 01525 876600 for your appointment to view. EPC Rating D

Lounge

12' 1" x 12' 0" (3.68m x 3.66m)

Dining Area

12' 0" x 5' 9" (3.66m x 1.75m)

Kitchen/breakfast room

12' 5" x 8' 4" (3.78m x 2.54m) Appliances to remain are the range styled oven/hob & extractor plus the integrated dishwasher. There is space for a fridge/freezer and plumbing for a washing machine.

Landing

Bedroom 1

9' 10" x 9' 1" (3m x 2.77m)

Bedroom 2

8' 1" x 7' 0" (2.46m x 2.13m)

Bathroom

8' 2" x 5' 7" (2.49m x 1.7m)

Rear Garden

Enclosed courtyard garden with rear gated access.

www.localagentnetwork.co.uk



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working conditions of any appliances. No person in Local Agent Network Limited employment has the authority to make or give any representation or warranty in respect of the property.