



DG
Property
Consultants
Estd. 2000



£1,700 PCM
Leafields,
Houghton Regis, Bedfordshire LU5 5LU

DG Property Consultants are delighted to present this beautifully refurbished 3 bedroom semi detached house for rent, situated in a desirable location in Houghton Regis. This impressive property boasts open living space with a appointed refitted kitchen opening into the dining room, rear lobby with a convenient downstairs cloakroom and separate utility room.. To the first floor 3 spacious bedrooms and a refitted family shower room, The modern finishes throughout the home reflect a keen attention to detail, creating a warm and inviting atmosphere.

One of the standout features of this property is the generous parking spaces, for up to 3 vehicles. Located within close proximity to highly regarded schools and local amenities, this home is perfectly positioned for families seeking easy access to service the commuter.

In summary, this superbly presented semi detached house in Houghton Regis offers a perfect blend of modern living and convenience.

Call Team DG on 01525-310200 to arrange a viewing.

A superbly Presented 3 Bedroom Semi Detached

Spacious Living Accommodation

Combined Kitchen/Dining Room

Refitted Family Shower Room

Off Road Parking For 3 Vehicles + Garage

Double Glazing & Gas Central Heated

Unfurnished & Available From 25th October

Good Size Rear Garden



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Ground Floor Accommodation

Entrance Hall

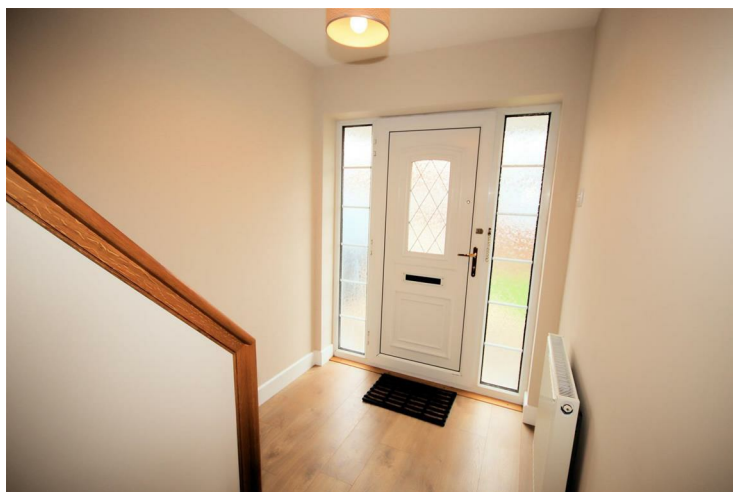
UPVC double glazed entrance door incorporating two uPVC double glazed windows to front, double radiator, wooden laminate flooring, double power point(s) smoke detector, carpeted stairs to first floor landing, doors to kitchen/dining room & living room, built-in understairs storage cupboard with gas & electric meters plus consumer unit.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Entrance Hall

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Living Room

16'0" x 11'10"

UPVC double glazed bay window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), feature brick built fireplace with a tiled hearth.

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View of Living Room

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Kitchen/Dining Room

8'0" x 18'2"

Modern refitted kitchen with a matching range of base and eye level units with quartz worktop over, plus large drawers, twin bowl stainless steel sink unit with mixer tap, built-in eye level electric fan assisted oven, four ring halogen hob with extractor hood over, built in dishwasher, replacement uPVC double glazed window to rear, replacement uPVC double glazed window to side, double radiator, wooden laminate flooring, double power point(s), four recessed ceiling spotlights and smoke detector, double opening living room, door to rear lobby.

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View of Kitchen/Dining Room

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View of Kitchen/Dining Room

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Rear Lobby

Glazed door to garden, doors to cloakroom & Utility room, ceramic tiled flooring.

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Utility Room

4'3" x 4'9"

Plumbing and space for automatic washing machine, space for fridge/freezer, ceramic tiled flooring, double power point(s), wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

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Cloakroom

UPVC double glazed window to side, two piece suite comprising, vanity wash hand basin in vanity unit with cupboard under and mixer tap, low-level WC, single radiator, ceramic tiled flooring.

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View of Cloakroom

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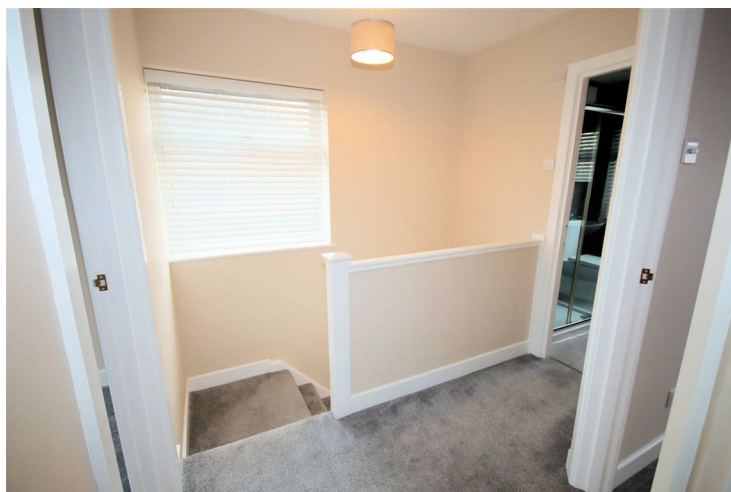


First Floor Accommodation

Landing

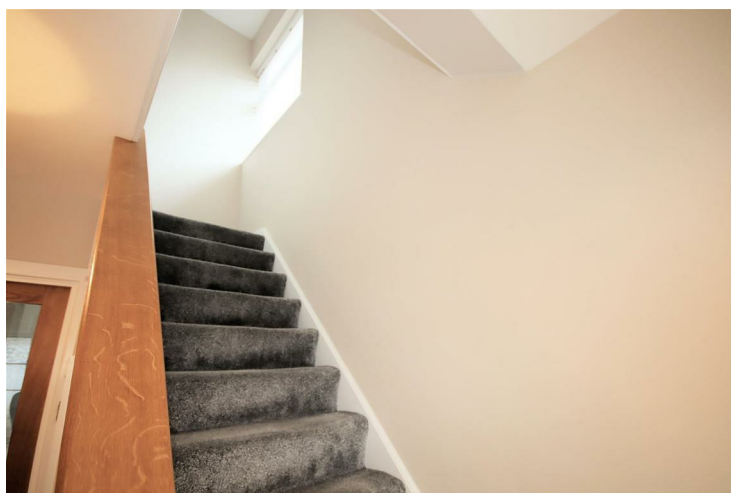
UPVC double glazed window to side, fitted carpet, double power point(s), access to loft space.

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View of Stairway

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Bedroom 1

13'6" x 12'2"

Replacement uPVC double glazed bay window to front, a full range of fitted double wardrobe(s), double radiator, fitted carpet, double power point(s).

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View of Bedroom 1

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View of Bedroom 1 Wardrobes

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Bedroom 2

11'4" x 10'1"

UPVC double glazed window to rear, single radiator, fitted carpet, TV point, double power point(s).

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View of Bedroom 2

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Bedroom 3

8'0" x 7'9"

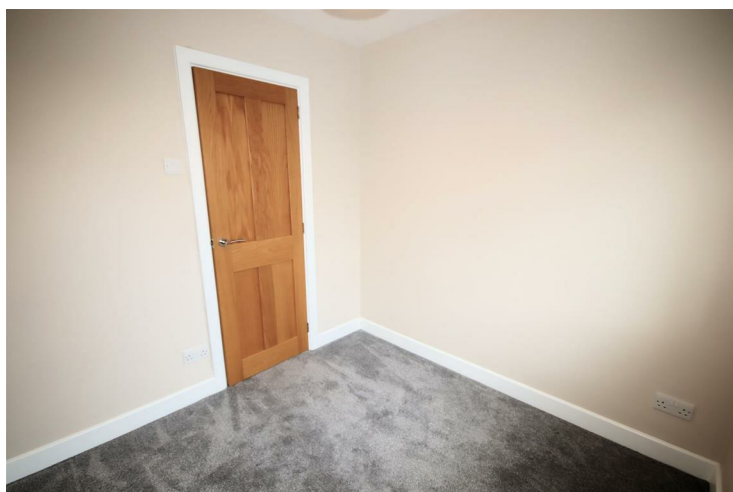
UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

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View of Bedroom 3

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Family Shower Room

Refitted three piece suite comprising tiled double shower cubicle with over head rain power shower plus hand held unit with glass screen, vanity wash hand basin, low-level WC, chrome heated towel rail, extractor fan, full height ceramic tiling to all walls, uPVC double glazed window to front, ceramic tiled flooring, four recessed ceiling spotlights.

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View of Shower Room

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View of Shower Room

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Outside of the property

Front Garden & Drive

Front boundary wall, front lawn with borders, side drive leading the garage and access to the rear garden.
Off road parking for up to 3 vehicles.
Frontage and garden: Left neat and tidy as season presents.
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Rear Garden

Large rear garden, mainly laid to lawn, enclosed by fencing, side gate leading the front drive, small outside storage shed, personal door to the garage.

Rear Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Rear Garden

Rear Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Rear Garden

Rear Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



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Single Garage

17' x 9'

Detached single garage with up and over door to the front, side personal door to the rear garden.

Single Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Single Garage

Single Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Appliances

View of Sink

Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy.

Picture Illustrates. Should you require larger pictures then these can be emailed on request.



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View of Extractor

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Hob

Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Oven

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View of Fridge/Freezer

Fridge/freezer has been left for the incoming tenant to use, but should it breakdown then it should be replaced by the tenant's own.

Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture illustrates. Should you require larger pictures then these can be emailed on request.



View of Dishwasher

Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture illustrates. Should you require larger pictures then these can be emailed on request.



Property Keys

Keys - Fobs - supplies for the property you are renting.

Should any keys or fobs supplied are lost or broken, then it's the tenant's responsibility to replace them.

1 x Front Door Key

1 x Inner Rear Door Key

1 x Rear Door to Garden Key - Window Lock Keys Left on Window Sills.

2 x Rear Garage Keys - 1 x Gate Padlock Key & Front Garage Door Key left in kitchen.

Property Condition Report

I / we have checked through the Inventory and Statement of Condition and have found them to be correct. All appliances are in working order and inventory items are in a good clean condition except where stated in the inventory & condition report.

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

Tenancy Date

Tenancy Start Date:



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Council Tax Band

Council Tax Band : D

Charge Per Year : £2236.55

Tenant(s) Application

Tenant(s) Applications:

Once you have found a suitable property to rent and all has been agreed, you will be required to complete our tenant(s) application form, which need to be completed individually and submitted with supporting documentation as follows.

Photo ID: A valid Passport or ID Card (None UK or EU residences a residence card or valid Visa will be required)

Proof of Residence: A current utility bill.

Employment Details: Employment payment records (payslips or a P60).

Bank Statements: 6 Months bank statements (showing income & regular rental payments).

DG Property Consultants will not be able to withdraw the property from the market until the completed application along with supporting documentation have been received. Also, holding deposit may be requested.

Right to Rent checks, Credit Checks/Searches and References:

These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

In the event of a Guarantor being required, the same reference procedure above will apply.

Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

MISDESCRIPTIONS ACT - Lettings

MISDESCRIPTIONS ACT - DG Property Consultants for themselves and for the vendor of this property, whose agent they are, given 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 an 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 purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

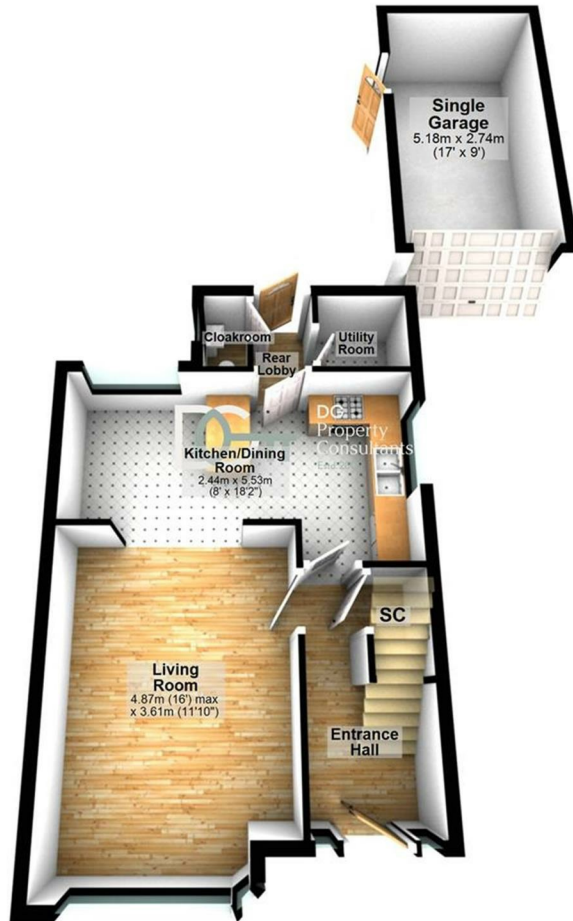


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Ground Floor



First Floor



Total area: approx. 99.1 sq. metres (1066.2 sq. feet)



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