



DG
Property
Consultants
Estd. 2000



Old Bedford Road, Luton, Bedfordshire LU2 7BN
£2,500 PCM

DG Property Consultants are delighted to present this impressive detached house to rent, situated on the desirable Old Bedford Road in Luton. This substantial residence offers a wealth of space and comfort, also being completely redecorated and re carpeted making it an ideal family home. Entering the entrance porch that leads to entrance hall. The ground floor boasts three generous reception rooms, including a large living room a separate dining room and a delightful breakfast room that opens into a well-appointed fitted kitchen. The utility room adds convenience, while a study provides a quiet space for work or study. A refitted cloakroom completes the ground floor. The first floor features four spacious bedrooms. The master bedroom benefits from a refitted en-suite bathroom, providing a private retreat, while a refitted 4 piece family bathroom serves the remaining bedrooms. Outside, the property offers ample off road parking up to 5 vehicles, a double width garage and comfortable sized front and rear garden.

Offered as unfurnished and available straight away.



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Entrance Porch

UPVC double glazed entrance, double glazed window to front, wood block flooring.

Entrance Hall

Double radiator, wood block flooring, double power point(s), coving to textured ceiling, newly carpeted stairs to first floor landing, door dining room, door living room, door breakfast room, door to cloakroom.

Cloakroom



Refitted suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashbacks, single radiator, ceramic tiled flooring, coving to textured ceiling.

Living Room

18'6" x 12'0" (5.64m x 3.67m)



UPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, archway opening dining room.

View of Living Room



Dining Room

10'10" x 12'0" (3.31m x 3.67m)



uPVC double glazed patio door to rear to garden, wooden laminate flooring, double power point(s), coving to textured ceiling.

View of Dining Room



Fitted Kitchen

10'0" x 15'6" (3.06m x 4.72m)



Fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink unit with single drainer and mixer tap, built-in dishwasher, gas range cooker with extractor hood, uPVC double glazed window to rear, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, uPVC double glazed door to rear to garden.

View of Fitted Kitchen



View of Fitted Kitchen



Breakfast Room

7'9" x 15'6" (2.35m x 4.72m)



Double radiator, ceramic tiled flooring, double power point(s), coving to textured ceiling, wall storage units, door from entrance hall and to utility room.

View of Breakfast Room



Utility Room

11'0" x 4'8" (3.35m x 1.41m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fridge, plumbing for automatic washing machine, tumble dryer, two uPVC double glazed windows to side, ceramic tiled flooring, double power point(s) with smoke detector, door to garage and study.

Study

6'9" x 4'8" (2.06m x 1.41m)



UPVC double glazed window to rear, ceramic tiled flooring, double power point(s).

Landing



UPVC double glazed window to front, newly fitted carpet, double power point(s), coving to textured ceiling, access to loft space.

Bedroom 1

15'7" x 12'0" (4.75m x 3.67m)



UPVC double window to front, fitted double wardrobe(s), single radiator, newly fitted carpet, telephone point, double power point(s), coving to textured ceiling, door to en-suite bathroom.

View of Bedroom 1



En-suite Bathroom



Refitted three piece suite comprising: panelled bath with independent shower over, wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to side, vinyl flooring, coving to textured ceiling.

View of En-Suite Shower Room



Bedroom 2

10'10" x 12'0" (3.31m x 3.67m)



UPVC double glazed window to rear, built-in double wardrobes, power points, newly fitted carpet, single radiator.

View of Bedroom 2



Bedroom 3

11'9" x 9'0" (3.58m x 2.75m)



UPVC double glazed window to front, built-in double wardrobe(s), single radiator, newly fitted carpet, double power point(s), coving to textured ceiling.

View of Bedroom 3



Bedroom 4

11'6" x 9'0" (3.50m x 2.75m)



UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, newly fitted carpet, double power point(s), coving to textured ceiling.

View of Bedroom 4



Family Bathroom/Shower Room



Refitted four piece suite comprising panelled bath, separate shower cubical, pedestal wash hand basin and low-level WC, tiled walls and ceramic tiled flooring, uPVC double glazed window to rear, single radiator.

View of Bathroom/Shower Room



Front Garden

Front lawn, mature shrubs, side access to the rear garden. Front mono block drive with parking for 4 vehicles leading the the garage.

Rear Garden



Enclosed by timber fencing, paved patio area, laid to lawn, mature plants, shrubs, access to the front via side passage.

View of Rear Garden



Double Garage

Double width garage with electric up and over door, personal door to utility room., power and lighting connected.

Council Tax Band

Council Tax Band : F

Charge Per Year : £3351.74

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:

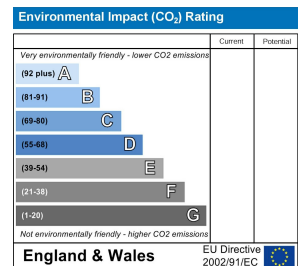
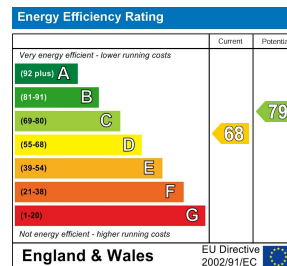
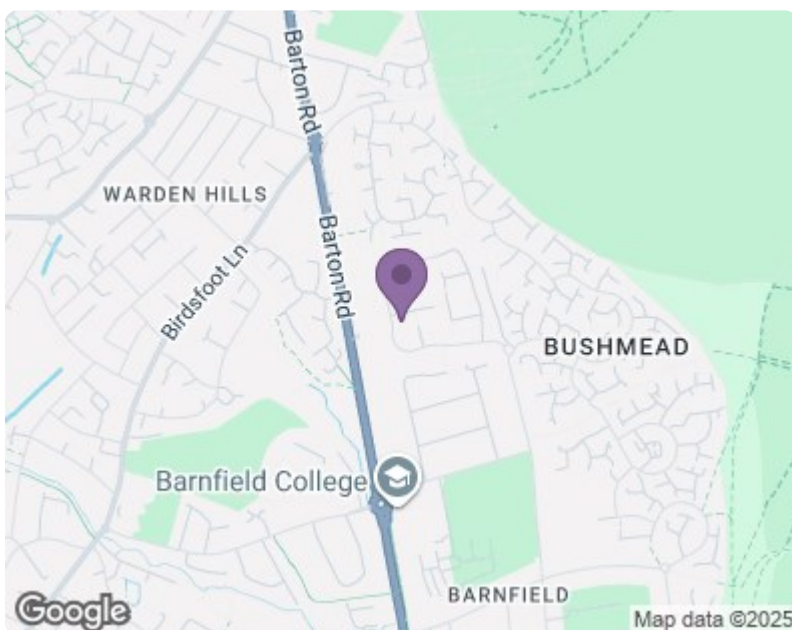
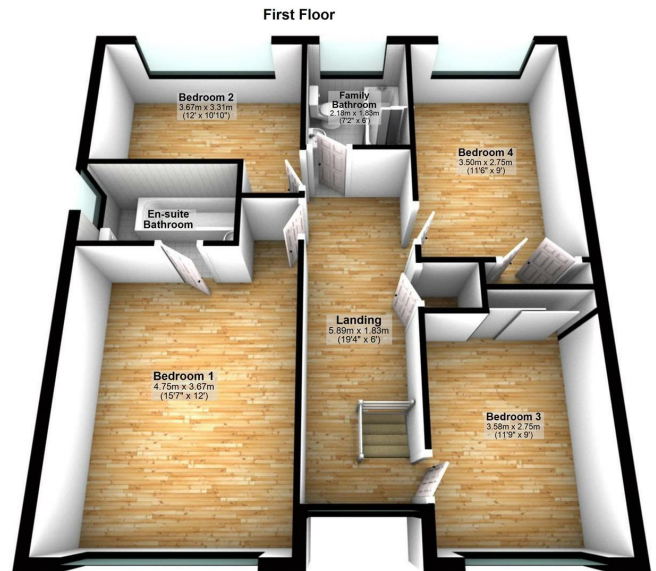
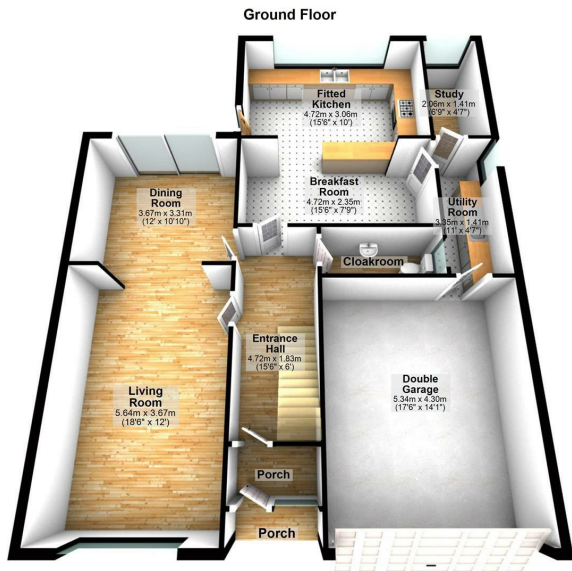
These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

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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