

dg Property Consultants

Linking people to properties



Leamington Road, Barton Hills, Luton, Bedfordshire LU3 3XQ

£1,450 PCM

dg Property Consultants Available from 01st October. Extended fully across the rear, superbly presented 3 bedroom detached property located on the popular Barton Hills development of Luton. Accommodation comprises: Entrance hall, cloakroom, large living room, re-fitted kitchen/breakfast room, separate dining room, utility room, landing, 3 good size bedrooms, modern family bathroom, front and rear gardens plus single garage & ample off rd pkg. Benefits include: Gas central heating, double glazing.

dg Property Consultants - Residential Sale - Lettings & Management

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

Sales: T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

Letting: T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk



Ground Floor

Entrance Hall

PVCu double glazed entrance door replacement PVCu double glazed window to front, single radiator, wooden laminate flooring, double power point(s), textured ceiling, carpeted stairs to first floor landing, door to lounge, door to cloakroom.

Cloakroom



Two piece suite comprising, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, single radiator, wooden laminate flooring.

Lounge

17'6" x 15'6" (5.33 x 4.72)



Two replacement PVCu double glazed windows to front, replacement PVCu double glazed box bay window to side, two single radiators, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling with recessed ceiling spotlights, door to kitchen breakfast room, door to dining room.

Dining Room

21'0" x 8'10" (6.40 x 2.69)



Double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling with recessed ceiling spotlights, PVCu double glazed french double door to garden, double doors, to kitchen breakfast room.

Kitchen / Breakfast Room

21'0" x 13'2" (6.40 x 4.01)



Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap, cooker and range, gas with extractor hood over, two replacement PVCu double glazed windows to rear, single radiator, ceramic tiled flooring, double power point(s), coving to textured ceiling with recessed ceiling spotlights, door to utility room.

View of Kitchen / Breakfast Room



Utility Room

13'7" max x 9'2" (4.14 max x 2.79)



Plumbing for automatic washing machine, double radiator, ceramic tiled flooring, double power point(s), textured ceiling with fluorescent strip, PVCu double glazed door to garden, door to garage

First Floor

Landing

Replacement PVCu double glazed window to side, fitted carpet, power point(s), airing cupboard.

Bedroom 1

13'0" x 11'5" (3.96 x 3.47)



Replacement PVCu double glazed window to front, replacement PVCu double glazed window to side, radiator, wooden laminate flooring, double power point(s), textured ceiling.

Bedroom 2

11'0" x 10'6" (3.35 x 3.20)



Replacement PVCu double glazed window to rear, single radiator, wooden laminate flooring, double power point(s), textured ceiling.

Bedroom 3

8'6" x 8'5" (2.60 x 2.57)



Replacement PVCu double glazed window to front, single

radiator, wooden laminate flooring, double power point(s), textured ceiling.

Family Bathroom



Three piece suite comprising deep panelled bath corner bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, replacement PVCu double glazed window to rear, radiator, ceramic tiled flooring, textured ceiling.

Outside

Front Garden

Laid to lawn with mature shrubs to borders, driveway to the front leading to the garage, offering off road parking for 2/3 cars. Side access to rear garden.

Rear Garden



Enclose to sides and rear, paved patio, laid to lawn. Side access to front of property.

Single Garage

17'6" x 8'6" (5.33m x 2.59m)

Single attached garage with up and over door, power and lighting, personal door to utility room.

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 unable to withdraw the property from the market until the completed application along with supporting documentation and the holding deposit has been received.

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.

British Property Award - Gold Winners



Gold Award Winners - Press Release

dg Property Consultants have just won The British Property Lettings Award for Luton (South & West). 2019 - 2020. Their

team performed outstandingly throughout the extensive judging period, which focused on customer service levels. dg Property Consultants have now been shortlisted for a number of national awards which will be announced early next year. The British Property Awards provide agents throughout the UK with an invaluable opportunity to compare the service that they provide against the service provided by their local, regional and national competition. Agents who go that extra mile and provide outstanding levels of customer service are rewarded with our accolade, which acts as a beacon to highlight these attributes to their local marketplace.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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