



Property Consultants

Linking people to properties



Lorimer Close, Luton, Bedfordshire LU2 7RL

£1,050 Per Month

dg Property Consultants are very pleased to offer for rent this 3 bedroom end of terrace property, located on the sought after Bushmead development. Accommodation comprises: Entrance hall, cloakroom, separate lounge, fitted kitchen/diner, landing, 3 good size bedrooms, en-suite shower room, family bathroom, front and rear gardens, pkg to the front. Benefits include: Gas central heating, sealed unit double glazing. Available straight away as unfurnished.

dg Property Consultants - Residential Sale - Lettings & Management

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GROUND FLOOR

ENTRANCE HALL

Half glazed entrance door, laminate flooring, carpeted stairs to first floor landing, door to lounge, door to cloakroom.

CLOAKROOM



Sealed unit double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, wooden laminate flooring, textured ceiling.

LOUNGE

14'0" x 12'1" (4.26 x 3.68)



Sealed unit double glazed window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, double doors to kitchen/dining.

KITCHEN / DINER

15'6" x 10'0" max (4.72 x 3.04 max)

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 with tiled splashbacks, space for fridge/freezer and automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, sealed unit double glazed window to rear, double radiator, wooden laminate flooring, double power point(s), textured ceiling, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed patio doors to garden, undersatirs storage cupboard.

VIEW OF KITCHEN / DINER



VIEW OF KITCHEN / DINER



FIRST FLOOR

LANDING

Fitted carpet, double power point(s), access to all bedrooms and bathroom, airing cupboard.

BEDROOM 1

12'4" x 11'1" (3.77 x 3.39)



sealed unit double glazed window to front, single radiator, fitted carpet, double power point(s), textured ceiling, door to storage cupboard, door to en-suite shower room.

EN-SUITE SHOWER ROOM



Three piece suite comprising tiled shower cubicle with shower and shower curtain, wash hand basin in vanity unit with cupboards under, low-level WC, extractor fan, tiled splashbacks, sealed unit double glazed window to front, single radiator, fitted carpet, textured ceiling.

BEDROOM 2

9'3" x 8'1" (2.81 x 2.46)



Sealed unit double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

BEDROOM 3

9'2" x 6'3" (2.79 x 1.91)



Sealed unit double glazed window to rear, single radiator, fitted carpet, power point(s), textured ceiling.

FAMILY BATHROOM



Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, fitted carpet.

OUTSIDE

FRONT GARDEN

Lawn with steps down to the front of the property, side access to rear garden.

REAR GARDEN



Paved patio laid to lawn with mature shrub with conifers timber shed gated side access to front.

VIEW OF REAR GARDEN



Tenancy Administration Fees

dg Property Consultants standard Tenancy agency fees are as follows. All fees are inclusive of vat at 20% Tenants Immigration & ID Verification Check - £15 per person - paid & carried out prior to tenancy application. Tenancy & Reference Fees are charged at - £300 per property. Additional tenants above two will be charged - £150 Guarantors Reference Fee (If Applicable) are charged at - £150 Repeat Tenant reference fees - £150 Company referencing - £300 This covers the cost of carrying out your credit status, Employment & Previous Landlord/Agent References and creating a contract for the tenancy. Additional Tenancy fees (chargeable during the tenancy). All fees are inclusive of vat at 20% Renewal of tenancy agreement - £60. Changing or adding an Occupier - £240. End of tenancy check out fee - £90 Refunds. If the references we receive do not match the information you provide on your application form you will not be entitled to a refund of the administration / reference fees. If your offer to rent is not accepted by the landlord you will be entitled to a full refund of the amount paid. If you fail to move in to the property on the agreed date you will not be entitled to a refund of the amount paid in respect of the Tenancy Agreement, Reference Fees, Guarantors Fees or any deposit. If your references are not accepted by the landlord but do match with the information you have provided on your application form you will be entitled to a full refund of all monies paid.

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.

