



# Property Consultants

Linking people to properties



## **£1,050 PCM** **Lorimer Close, Bushmead** **Luton, Beds LU2 7RL**

\*dg Property Consultants\* A well presented and good size 3 bedroom detached property offered for rent and located on the sought after Bushmead development. Accommodation comprises: Entrance hall, cloakroom, good size lounge, combined fitted kitchen/dining room, utility room, conservatory, landing, 3 good size bedrooms, en-suite to master bedroom, family bathroom. Benefits include: Gas central heating, double glazing, front & rear gardens, ample off road parking and single garage. Available from mid April 2019.

3 Bedroom Detached  
Separate Lounge  
Fitted Kitchen / Dining Room  
Downstairs Cloakroom  
En-suite Shower & Family Bathroom  
Conservatory  
Front & Rear Gardens  
Single Garage & Off Road Parking  
Gas Central Heating  
Available Mid April 2019

## Ground Floor

### Entrance Hall

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

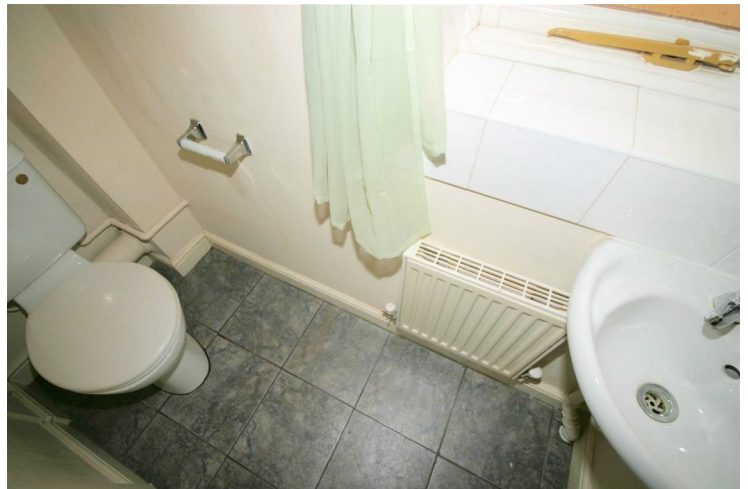
Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



### Cloakroom

Sealed unit double glazed window to side with rail and curtain, two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, ceramic tiled flooring, textured ceiling.

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### Lounge

12'5" x 10'5"

Sealed unit double glazed bay window to front with rail & curtain, double radiator, wooden laminate flooring, telephone point(s), TV point(s), power point(s), dado rail, coving to textured ceiling and ceiling light, wall mirror, pine coffee table, blue leather sofa & matching arm chair, living flame effect gas fire set in and feature surround.

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### **View of Lounge**

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### **Kitchen Area**

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### **Kitchen / Dining Room**

17'4" x 10'7"

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 and cooker, gas point, sealed unit double glazed window to rear with vertical blinds, double radiator, wooden laminate ceramic tiled flooring, double power point(s), textured ceiling with ceiling lights, double glazed patio doors to conservatory with vertical blinds, archway to utility room.

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### Dining Area

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### View of Hob

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### View of Grill

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### View of Oven

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### Utility Room

5'10" x 5'5"

Base units with round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine and dishwasher, single radiator, ceramic tiled flooring, power point(s), textured ceiling, PVCu double glazed door to garden.

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### View of Sink

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### View of Extractor Fan

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### View of Fridge

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### Conservatory

8'0" x 7'0"

Timber and half brick construction with windows all round and vertical blinds, double glazed polycarbonate roof, power and lights connected, ceramic tiled flooring, double glazed patio doors to garden.

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### First Floor

## Landing

Sealed unit double glazed window to side with curtain and pole, single radiator, fitted carpet, power point(s), textured ceiling, access to loft space, door to airing cupboard housing, hot water tank.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



## Bedroom 1

13'0" x 11'0"

Sealed unit double glazed window to front with curtain & pole, single radiator, fitted carpet, power point(s), textured ceiling with light shade, 1 x chest of draws, door to en-suite shower room. Left clean, tidy & rubbish free.

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## View of Bedroom 1

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### **En-suite Shower Room**

Three piece suite comprising tiled shower cubicle with shower and glass screen, pedestal wash hand basin, low-level WC and half height ceramic tiling to all walls, extractor fan, wall mirror, glass shelf, loo role holder, sealed unit double glazed window to front, single radiator, ceramic tiled flooring, textured ceiling.

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### **Bedroom 2**

9'0" x 8'0"

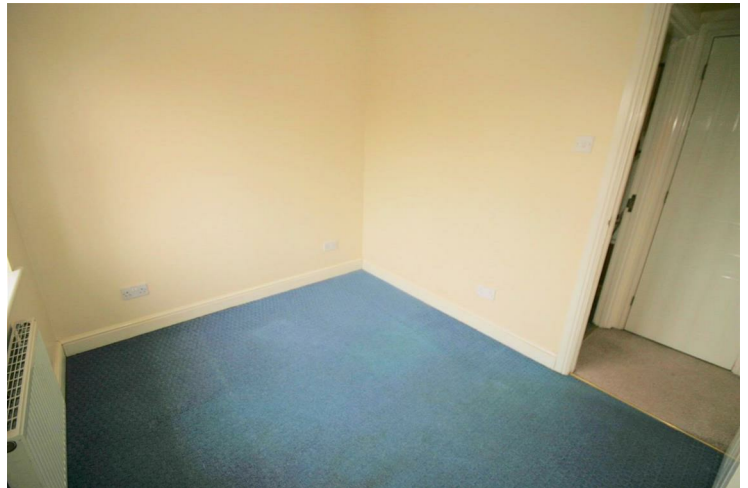
Sealed unit double glazed window to rear with vertical blinds, curtains and pole, single radiator, fitted carpet, power point(s), textured ceiling. Left clean, tidy & rubbish free.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Bedroom 2**

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.





### Bedroom 3

8'0" x 8'0"

Sealed unit double glazed window to rear with curtains pole and vertical blinds, single radiator, fitted carpet, telephone point, power point(s), textured ceiling.

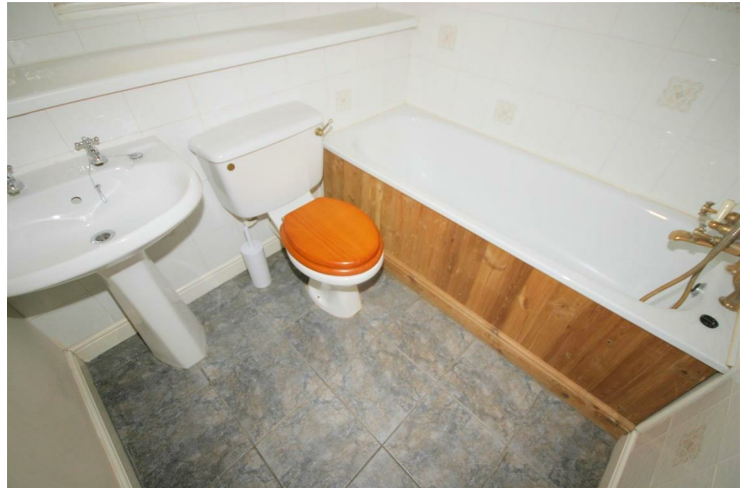
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### Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, wall mirror, pine shelf, sealed unit double glazed window to side, single radiator, ceramic tiled flooring, textured ceiling.

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### Outside

#### Front Garden

Mainly laid to lawn.

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



## Rear Garden

Laid to lawn with mature shrubs, paved patio,

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



## View of Rear Garden

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



## Single Garage

Attached brick built single garage with rear personal door, power and light connected, metal up and over door.

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## 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.

## Tenancy Date

Tenancy Start Date:

## **Tenants Signature.**

Tenant(s) Signatures:

## **Tenants Printed Name.**

Tenant(s) Name(s):

## **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.

## **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.

# Ground Floor



## First Floor

