



Property Consultants

Linking people to properties



£1,350 PCM

Malthouse Green, Wigmore

Luton, Bedfordshire LU2 8SW

dg Property Consultants This spacious and superbly presented 4 bedroom detached property offering excellent living space and located on the sought after Wigmore Park development area of Luton. Accommodation comprising: Entrance hall, cloakroom, large separate lounge & dining room, good size fitted kitchen, 4 good size bedrooms the master with re-fitted en-suite, re-fitted family bathroom, ample off road parking, neat rear garden and attached double width garage. Benefits include: Double Glazing & Gas central-heating. Offered as Unfurnished & available from mid October 2019.

4 Bedroom Detached
Downstairs Cloakroom
Separate Lounge & Dining Rm
Large Fitted Kitchen
Double Glazing & Gas C-H
Attached Double Width Garage
Sought After Development
Very Well Presented
Refitted En-suite
Refitted Family Bathroom

Ground Floor

Entrance Hall

PVCu double glazed entrance door, single radiator, fitted carpet, double power point(s), coving to textured ceiling. 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. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Entrance Hall

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Cloakroom

Replacement PVCu double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, fitted carpet, coving to textured ceiling.

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Lounge

17'6" max x 12'0"

Replacement PVCu double glazed box window to front, two double radiators, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), two wall lights, coving to textured ceiling, carpeted stairs to first floor landing, double door to dining room.

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View from Lounge To Dining Room

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Dining Room

10'0" x 8'11"

Double radiator, wooden laminate flooring, double power point(s), serving hatch hatch from Kitchen, coving to textured ceiling, PVCu double glazed entrance french double doors to garden.

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View of Dining Room

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Fitted Kitchen

12'6" x 10'0"

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, integrated dishwasher, plumbing for automatic washing machine, vent for tumble drier, built-in gas oven, four ring gas hob, replacement PVCu double glazed window to rear, laminate tiled flooring, double power point(s), coving to textured ceiling, PVCu double glazed door to garden, built-in storage cupboard.

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View of Kitchen

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View of Kitchen

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View of Oven

Appliances & Sink: Left 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 & Sink: Left 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 & Sink: Left 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 Sink

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View of Fridge

Appliances & Sink: Left 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 Freezer

Appliances & Sink: Left 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.



First Floor

View of Stairs

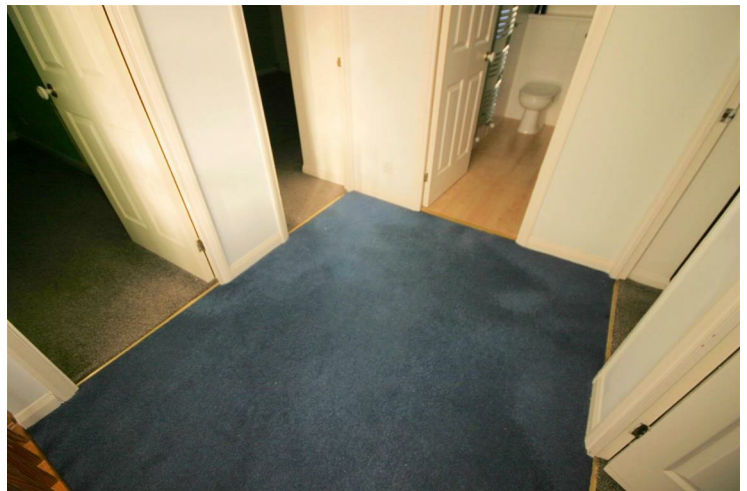
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Landing

Replacement PVCu double glazed window to side, fitted carpet, power point(s), coving to textured ceiling, access to loft space.

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Bedroom 1

12'0" x 11'5"

Replacement PVCu double glazed window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, single radiator, fitted carpet, TV point(s), double power point(s), coving to textured ceiling, door to en-suite shower room.

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View of Bedroom 1

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En-suite Shower Room

Recently refitted with three piece suite comprising recessed tiled shower with power shower and folding glass screen, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, mirrored cabinet, shaver point, full height ceramic tiling to all walls, wooden laminate flooring, textured ceiling.

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View of En-Suite Shower Room

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View of En-Suite Shower Room

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Bedroom 2

12'0" x 8'6"

Replacement PVCu double glazed window to rear, single radiator, fitted carpet, double power point(s), coving to textured ceiling, built-in storage cupboard.

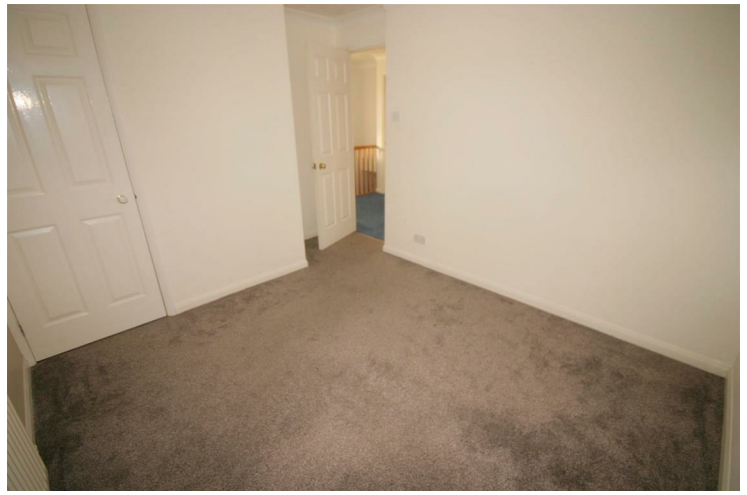


View of Bedroom 2

10'0" x 7'0"

Replacement PVCu double glazed window to rear, single radiator, fitted carpet, double power point(s), coving to textured ceiling, built-in storage cupboard.

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Bedroom 3

11'5" x 7'0" max

Replacement PVCu double glazed window to front, single radiator, fitted carpet, double power point(s), coving to textured ceiling, airing cupboard.

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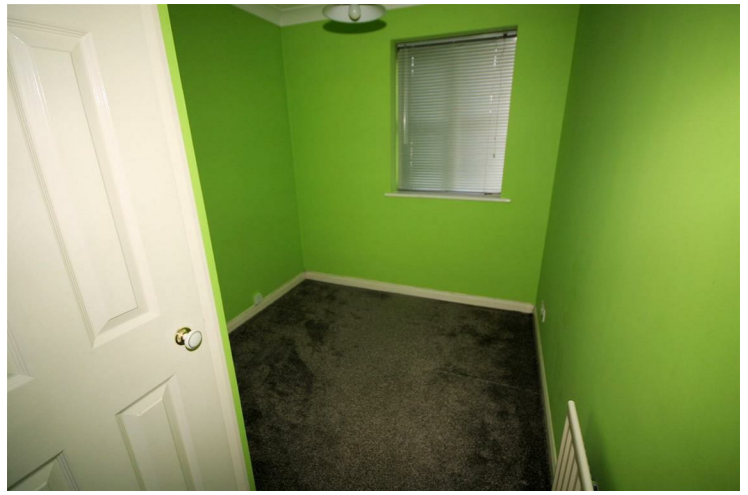
View of Bedroom 3

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Bedroom 4

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View of Bedroom 4

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Family Bathroom

Recently refitted with three suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, mirrored cabinet, replacement PVCu double glazed window to side, wooden laminate flooring, textured ceiling.

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View of Family Bathroom

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View of Family Bathroom

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View of Family Bathroom

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Outside

Front Garden

Block paved driveway to the front and side leading to garage and providing off-road parking for three four cars, gated side access to rear.

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



Rear Garden

Enclosed by timber panelled fence to rear and sides, laid to lawn, large paved patio, gated side access to front.

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



View of Rear Garden

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



Double Width Garage

17'6" x 17'6"

Double width garage with remote-controlled electric up and over door, double power point(s) and lighting, wall mounted gas boiler serving heating system and domestic hot water, glazed door to rear garden.

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

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):

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.

Ground Floor



First Floor



