



# Property Consultants

Linking people to properties



## **£1,300 PCM** **Fallowfield, Icknield Catchment,** **Luton, Bedfordshire LU3 1UL**

\*dg Property Consultants\* Are offering this spacious and well presented 3 bedroom semi detached property, located on the sought after Icknield catchment area.

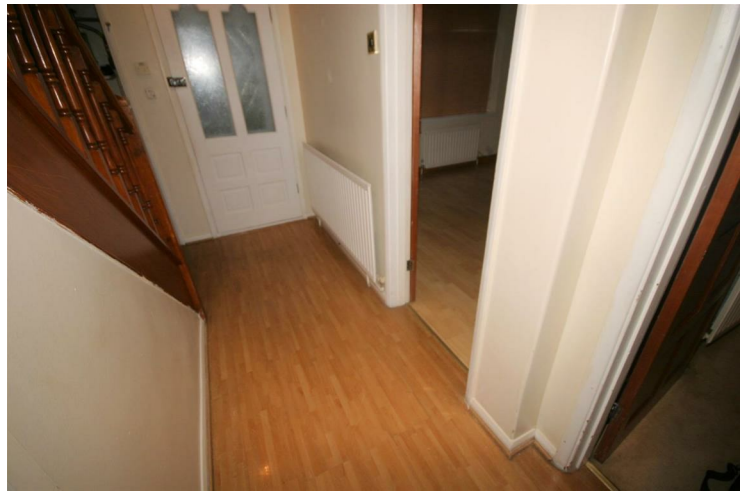
Accommodation comprises: Entrance porch to hall, separate lounge and dining room, conservatory, fitted kitchen, utility room, landing, 3 good size bedrooms, family bathroom, front and rear gardens, off road parking plus single garage. Benefits include: Gas central heating, double glazing. Available from January 2022 as unfurnished. Call Team DG to arrange your viewing 01582-580500

3 Bedroom Semi Detached  
Separate Lounge & Dining Room  
Upvc Conservatory  
Fitted Kitchen & Utility Room  
Double Glazed & Gas C-H  
Unfurnished  
Available January 2022  
Off Road Parking & Garage  
Good Size Rear Garden  
Icknield Catchment Area

### Entrance Porch

PVCu double glazed entrance door.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: The flooring is left clean and well presented. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



### Entrance Hall

entrance door, single radiator, wooden laminate flooring, telephone point(s), power point(s), coving to textured ceiling, carpeted stairs to first floor landing, door to lounge, built-in under-stairs storage cupboard, door to kitchen, storage cupboard.

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### Lounge

13'7" x 11'6"

Two windows to rear incorporating double door to conservatory with curtains & pole, double radiator, fitted carpet, TV point(s), double power point(s), living flame gas fire set in feature surround, coved ceiling, ceiling light.

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### **View of Lounge**

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### **Dining Room**

13'5" max x 11'6"

Replacement PVCu double glazed bay window to front with curtains pole and blinds, window to side, wooden laminate flooring, double power point(s), coving to textured ceiling, ceiling light, electric stove.

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### **View of Dining Room**

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## Conservatory

11'0" x 8'6"

Half brick and double glazed construction with PVCu double glazed windows, polycarbonate roof, power and lighting connected, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, vinyl flooring, PVCu double glazed door to rear garden.

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## Conservatory 1

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## Fitted Kitchen

10'3" x 6'6"

Fitted with a matching range of base and eye level units with worktop space over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for slimline dishwasher, under counter fridge, built-in eye level electric oven, four ring gas hob with extractor hood over, replacement PVCu double glazed window to rear with roller blind, double radiator, wooden laminate flooring, double power point(s), folding door to utility room.

Appliances & Sink: Left professionally and 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 Kitchen**

Appliances & Sink: Left professionally and 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.



### **Kitchen**

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### **View Of Fridge**

Appliances & Sink: Left professionally and 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 professionally and 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 Extractor**

Appliances & Sink: Left professionally and 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 Oven**

Appliances & Sink: Left professionally and 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.



## Utility room

7'9" x 7'6"

Fitted with a matching range of base and eye level units with worktop space over, automatic washing machine, undercounter freezer, replacement PVCu double glazed window to rear, wooden laminate flooring, double power point(s), PVCu double glazed door to garden with roller blind, timber shelf, door to rear garage.

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## Bedroom 1

13'4" x 11'0"

Replacement PVCu double glazed bay window to front with blind, window to side with blind, fitted wardrobe(s) with no damage, double radiator, fitted carpet, double power point(s), coving to textured ceiling.

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## View of Bedroom 1

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## Bedroom 2

11'0" x 11'0"

Replacement PVCu double glazed window to rear with curtain & pole, single radiator, fitted carpet, double power point(s), coving to textured ceiling, built-in storage cupboard with airing cupboard housing, fitted wardrobes with no damage, wall mounted gas combination boiler serving heating system and domestic hot water.

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## View of Bedrooms 2

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

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## Bedroom 3

8'6" x 7'11"

Replacement PVCu double glazed window to front with blind, wardobes with no damage, 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. The flooring is left clean and well presented. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request





### View of Bedroom 3

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### Family Bathroom

Four piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin, tiled shower cubicle with power shower and folding glass screen and low-level WC, full height ceramic tiling to all walls, wall mounted mirror, mirrored bathroom cabinet, replacement PVCu double glazed window to rear, single radiator, vinyl flooring.



### Front Garden

Retaining brick wall to front, block paved driveway to the front leading to garage, providing off-road parking for two/three cars.



### View of Garden

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 panelled fence to rear and sides, mainly laid to lawn with paved area, flower and shrub to borders with conifers trees, timber garden shed.

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 Garden

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





## Single Garage

Single attached garage with access from the front via an up & over door, power & lighting, personal door to utility room.



## 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.

## Tenants Signature.

Tenant(s) Signatures:

## Tenants Printed Name.

Tenant(s) Name(s):

## Tenancy Date

Tenancy Start Date:

## 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.





First Floor



