



# Property Consultants

Linking people to properties



## **£1,450 PCM**

## **Broadacres**

## **Luton, Beds LU2 7YF**

\*DG Property Consultants\* are pleased to be instructed to offer for rent, this fully refurbished 3 bedroom detached property, located on the sought after development of Bushmead Luton.

This superbly presented property offers accommodation comprising: Entrance hall, cloakroom, good size lounge, separate dining room leading through to a refitted kitchen & utility room with new appliances, 3 good size bedrooms the master with re-fitted en-suite shower, re fitted family bathroom, front garden, south facing rear garden, ample off road parking and a single garage. Benefits include: Double Glazing, Gas central-heating, redecoration and new flooring. Available straight away as unfurnished. To arrange your viewing call Team DG on 01582-580500

- 3 Bedroom Detached
- 2 Reception Rooms
- Kitchen & Utility Room
- Re-Fitted Bathrooms
- Double Glazing & Gas C - H
- Fully Refurbished Throughout
- Garage & Parking
- South Facing Rear Garden
- En-suite Shower Room
- Available Straight Away

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

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



## Ground Floor

### Storm Porch

### Entrance Hall

Double glazed entrance door, PVCu double glazed window to side, single radiator, wooden laminate flooring, power point(s), newly fitted carpeted stairs to first floor landing, glazed French double door to lounge, door to dining room. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. 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

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

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## Lounge

13'6" max x 10'6"

PVCu double glazed bay window to front with roller blinds, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling with gas point.

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## View of Lounge

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## Dining Room

10'6" x 10'2"

Two PVCu double glazed windows to rear incorporating double glazed French double doors to garden, fitted with curtains, double radiator, wooden laminate flooring, double power point(s), coving to textured ceiling, archway opening to kitchen.

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### **View of Dining Room**

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### **Fitted Kitchen**

11'3" x 7'2"

Completely refitted with a matching range of base and eye level units with worktop space over, one & half bowl polycarbonate sink unit with single drainer and tiled splashbacks, brand new built-in electric oven, brand new built-in four ring gas hob with brand new extractor hood over, Brand new dishwasher, PVCu double glazed window to rear, PVCu double glazed window to side, laminate tiled flooring, double power point(s), coving to textured ceiling, archway opening to utility room.

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### **View of Fitted Kitchen**

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### **View of Fitted Kitchen**

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### **View of Extractor**

Band New Appliances: Left thoroughly cleaned, 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**

Band New Appliances: Left thoroughly cleaned, 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

Band New Appliances: Left thoroughly cleaned, 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 Fridge

Band New Appliances: Left thoroughly cleaned, 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

Band New Appliances: Left thoroughly cleaned, 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 Washing Machine**

Band New Appliances: Left thoroughly cleaned, 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**

Band New Appliances: Left thoroughly cleaned, 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 Utility Room Sink**

Band New Appliances: Left thoroughly cleaned, 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 Dish Washer**

Band New Appliances: Left thoroughly cleaned, 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**

7'2" x 5'3"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, brand new fridge/freezer and brand new automatic washing machine, laminate tiled flooring, power point(s), coving to textured ceiling with fluorescent strip, double glazed door to garden. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request

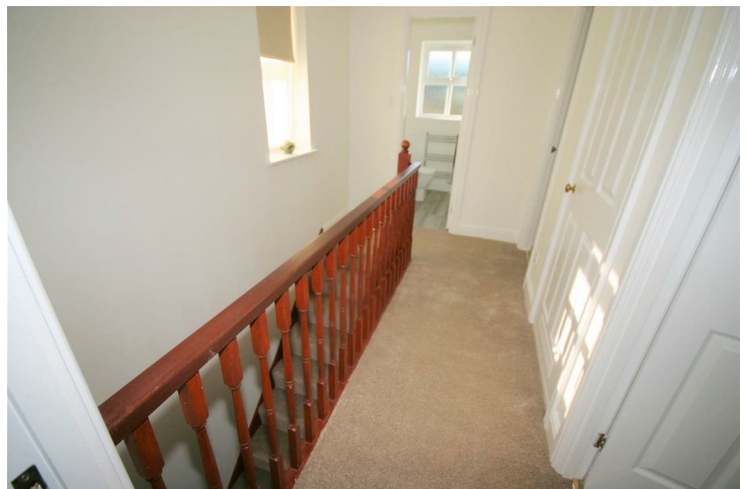


### **First Floor**

#### **First Floor**

#### **Landing**

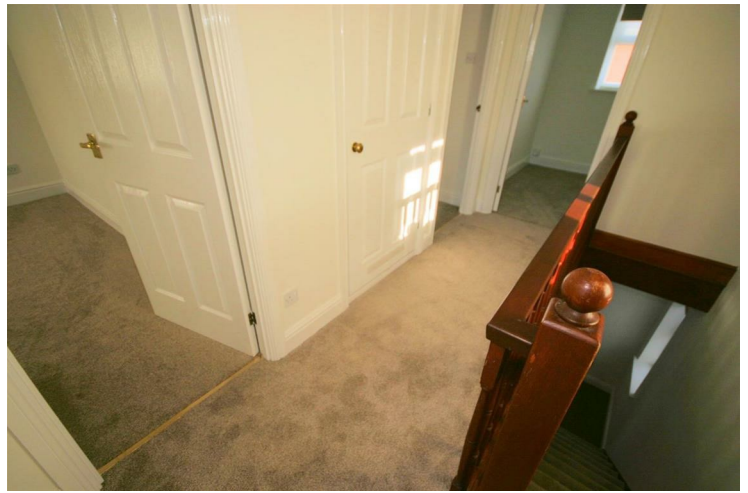
Window to side, newly fitted carpet, power point(s), coving to textured ceiling, access to loft space. Airing cupboard housing hot water tank & central heating boiler. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request





### View of Landing

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### Bedroom 1

10'6" x 8'10"

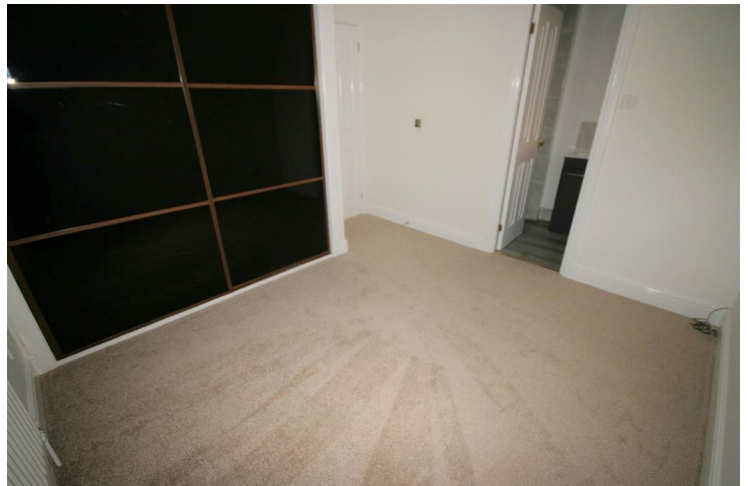
PVCu double glazed window to front with roller blinds, built-in double wardrobe(s) with full-length mirrored sliding doors, newly fitted carpet, TV point(s), double power point(s), coving to textured ceiling.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### View of Bedroom 1

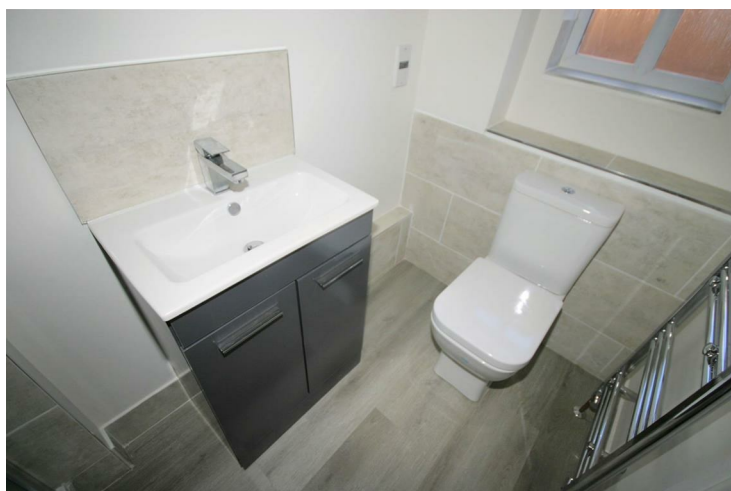
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### **En-suite Shower Room**

Completely refitted with three piece suite comprising tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, low-level WC and heated towel rail, extractor fan, shaver point, PVCu double glazed window to side, vinyl flooring with three recessed ceiling spotlights.

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### **Bedroom 2**

17'7" x 11'6"

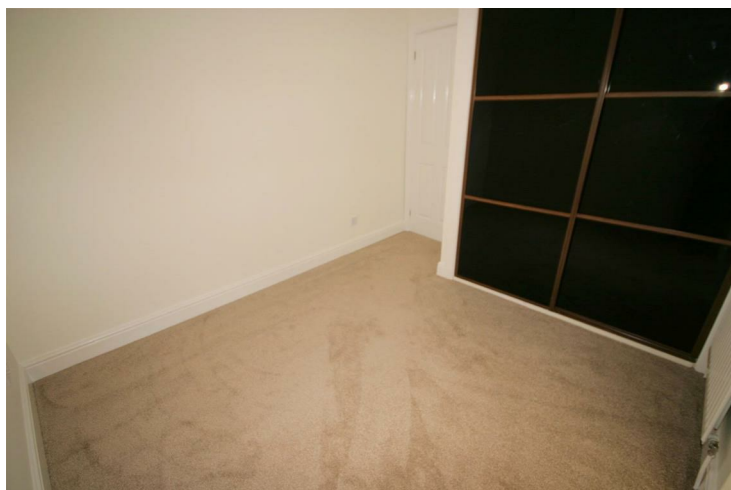
PVCu double glazed window to rear with roller blinds, built-in double wardrobe(s) with full-length mirrored sliding doors, radiator, newly fitted carpet, power point(s), coving to textured ceiling.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### **View of Bedroom 2**

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### Bedroom 3

7'0" x 6'0"

PVCu double glazed window to front with roller blinds, single radiator, newly fitted carpet, telephone point(s), double power point(s), coving to textured ceiling. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### Family Bathroom

Completely refitted with three piece suite comprising panelled bath with independent power over, vanity wash hand basin in vanity unit with cupboards under and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, PVCu double glazed window to rear, flooring with four recessed ceiling spotlights, newly fitted vinyl flooring. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### View Of Bathroom

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### Front Garden

Tarmac driveway to the front leading to garage providing off-road parking, mainly laid to lawn, gated side access to rear garden.

### **Rear Garden**

Enclosed by timber fence to rear and sides, mainly laid to lawn with mature flower and shrub borders, gated side access to front.



### **View of Rear Garden**



### **Single Garage**

Up and over door, power & lighting connected, glazed door door to rear garden.



## View of Garage



### KEYS

2 X FRONT DOOR

1 X DINING ROOM TO GARDEN DOOR

1 X GARAGE FRONT DOOR

2 X GARAGE FRONT DOOR

### 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 Printed Name.

Tenant(s) Name(s):

### Tenants Signature.

Tenant(s) Signatures:

### 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.

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## **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

