



**DG**  
Property  
Consultants  
Estd. 2000



**Nappsbury Road, Luton, Bedfordshire LU4 9AL**  
**£1,295 PCM**

dg Property Consultants are offering this spacious & superbly presented 2/3 bedroom semi detached Bungalow, located in the sought after Leagrave area, ideal for a commuter.

Accommodation comprising: Entrance hall, combined large lounge, fitted kitchen/breakfast room, 2/3 bedrooms, 3 bedroom could be dining room, large conservatory and 4 piece family bathroom, front and large rear gardens, off road parking for 4 vehicles and a single garage, Benefits include:

Double glazing and gas central heating.

Available from 22nd December 2022 as unfurnished.

Call Team dg to arrange a viewing on 01582-580500



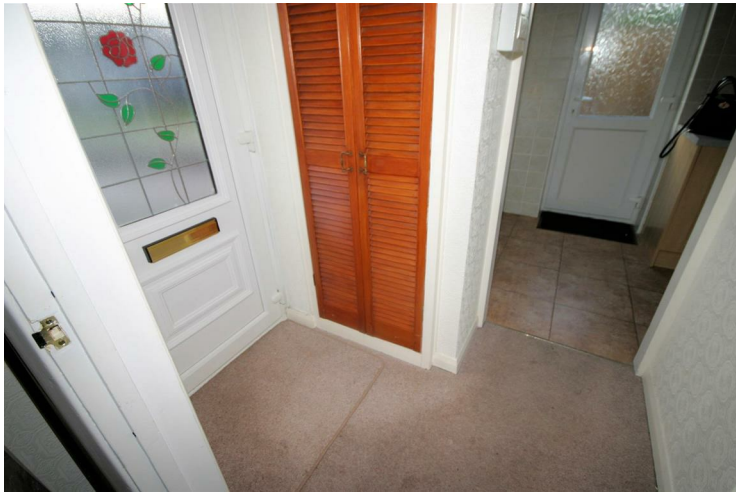
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## Ground Floor

### Entrance Hall



uPVC double glazed entrance door, fitted carpet, textured ceiling, double door, door, lounge, door to lounge and kitchen/breakfast room.

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

### Kitchen/Breakfast Room

13'7" x 6'7" (4.15m x 2.00m)



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 and tiled splashbacks, space & plumbing for a automatic washing machine, built-in eye level electric fan assisted double oven, ceramic hob with extractor hood over, double glazed bow window to front, uPVC double glazed window to front with blind, double radiator, ceramic tiled flooring, double power point(s), timber panelled ceiling, uPVC double glazed door to side of property with net curtain, sliding door to entrance hall. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have been redecorated. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate

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### View of Kitchen/Breakfast Room



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### View of Kitchen/Breakfast Room



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**View of Sink**



Sink: Left 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 Double Oven**



Appliances: Left 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 Fan**



Appliances: Left 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 Fridge**



Appliances: Left 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: Left 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.

**Lounge**

19'0" x 12'8" (5.79m x 3.85m)



Double glazed bow window to front with curtains and pole, double radiator, fitted carpet, TV point(s), double power point(s),

coving to textured ceiling, living flame gas fire set in a feature fireplace.

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#### View of Lounge



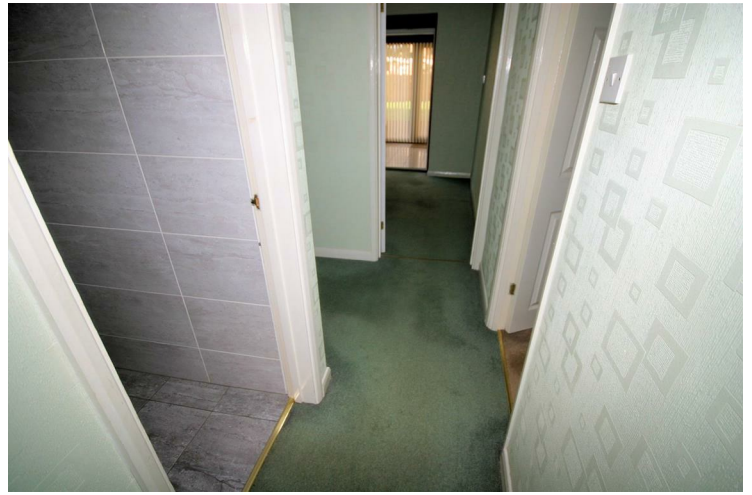
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#### View of Lounge



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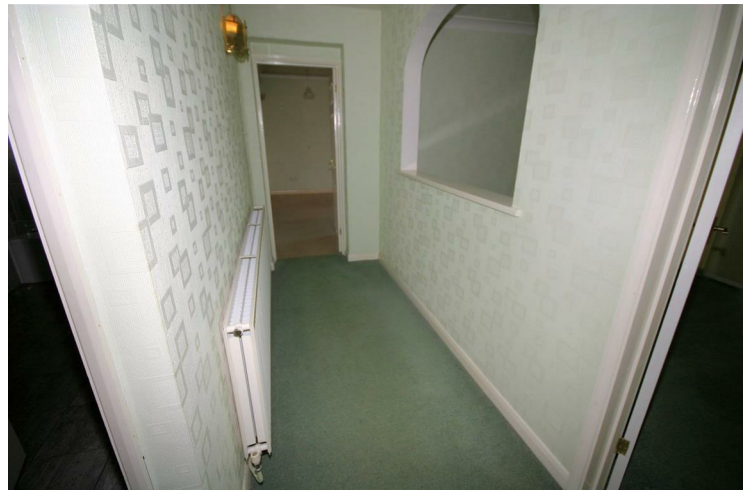
#### Inner Hallway



Fitted carpet, two wall lights, textured ceiling with smoke detector, access to loft space.

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#### View of Inner Hall



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### Bedroom 3 / Dining Room

8'10" x 11'10" (2.68m x 3.61m)



Fitted carpet, double power point(s), coving to textured ceiling, double glazed patio door to conservatory with curtains and pole, open arch into inner hallway.

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### View of Bedroom 3 / Dining Room



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### Conservatory



Half brick and uPVC double glazed construction with uPVC double glazed windows to all sides and with vertical blinds, power and lights connected, wall mounted electric panel heater, ceramic tiled flooring, TV point(s), uPVC double glazed French double doors to rear garden.

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### View of Conservatory



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View of Conservatory



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View of Bedroom 1



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**Bedroom 1**

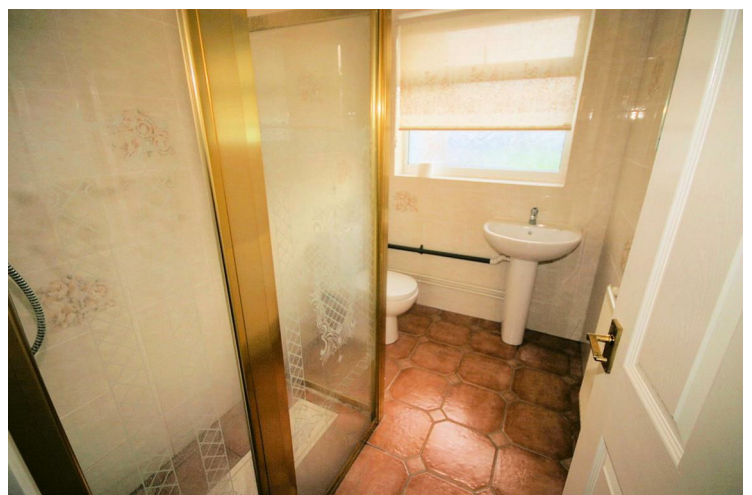
13'1" x 13'0" (4.00m x 3.97m)



UPVC double glazed window to rear, built-in wardrobe(s), 2 x bedside cabinets, double radiator, fitted carpet, double power point(s), two wall lights, coving to textured ceiling, door to en-suite shower room.

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**En-suite Shower Room**



Three piece suite comprising tiled double shower cubicle with power shower and glass screen, pedestal wash hand basin, low-level WC and extractor fan, wall mounted mirror full height ceramic tiling to all walls, uPVC double glazed window to front, single radiator, ceramic tiled flooring, textured ceiling.

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**View of En-suite Shower Room**



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**Bedroom 2**

14'8" x 9'4" (4.48m x 2.84m)



Fitted wardrobe(s) with full-length mirrored sliding doors, hanging rails, shelving and overhead storage, fitted carpet, double power point(s), textured ceiling, double glazed sliding doors to conservatory.

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**View of Bedroom 2**



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**Family Bathroom**



Recently refitted family bathroom: Four piece suite comprising panelled bath, vanity wash hand basin in vanity unit with cupboards under and side and mixer tap, tiled double shower cubicle with power shower and glass screen, low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, mirrored cabinets, uPVC double glazed window to front, ceramic tiled 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**

**Frontage**



Mono block frontage offering off road parking for 4/6 vehicles. Side access through to the 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.



### View of Side



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



Large paved patio area, lawn area, side access to the 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.

### Off Road Parking 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.

### One & Half Width Garage

59'0" x 39'4" (18' x 12')



UPVC double glazed window to side, up and over door, uPVC double glazed door to garden.

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

### Keys

1 x Front Door Key

2 x Rear / Side Door Key

All other keys for all exits and windows are left in the property.

### 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.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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