



Property Consultants

Linking people to properties



£1,695 PCM **Riddy Lane, Icknield** **Luton, Bedfordshire LU3 2AG**

dg Property Consultants are pleased to offer for rent this superbly presented & spacious 3 bedroom luxury detached property located in the sought after Icknield school catchment area.

Accommodation comprises: Entrance hall, cloakroom, large combined lounge/dining room open plan through the modern fitted kitchen, conservatory, 3 good size bedrooms, en-suite shower room to the master, modern family bathroom, front & private rear garden, double length garage plus ample off road parking, fully double glazing, gas central-heating.

Available from the from the 13th May 2023 as unfurnished.
Call Team DG on 01582-580500 to arrange your viewing.

Superbly Presented Throughout.
Large 3 Bed Detached
Combined Lounge/Dining Rm
Luxury Fitted Kitchen
Double Glazed & Gas C-H
Ample Off Road Parking
Available from the 13th May 2023
En-Suite Shower Room
Family Bathroom
Icknield Area

Ground Floor

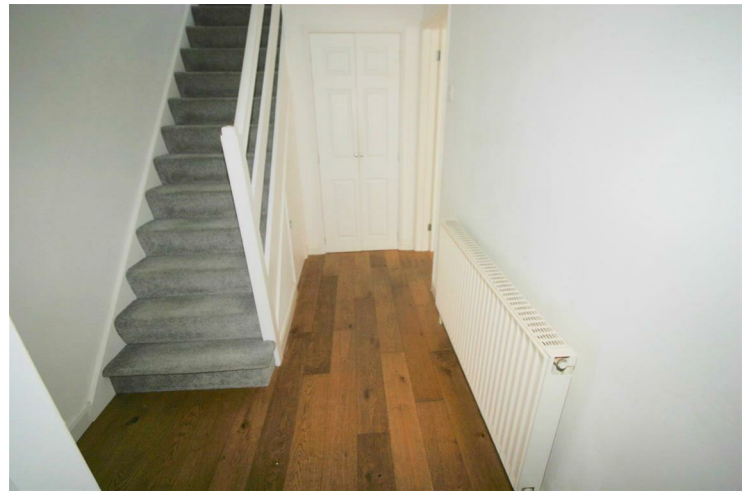
Entrance Hall

PVCu entrance door, double radiator, wooden flooring, double power point(s), coved ceiling, carpeted stairs to first floor landing, newly fitted wooden flooring, built-in storage cupboard, door to lounge/dining room, door to cloakroom. 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, two piece suite comprising, wash hand basin, low-level WC and heated towel rail, full height ceramic tiling to all walls, ceramic tiled flooring with recessed spotlights.

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Lounge/ Dining Room

25'7" x 16'3" max

Replacement PVCu double glazed window to front with newly fitted blinds, window to rear with newly fitted blinds, newly fitted wooden flooring, double radiator, glazed door to conservatory, open plan to fitted Kitchen. 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 Lounge/ Dining Room

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View of Lounge/ Dining Room

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View of Lounge/ Dining Room

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View of Lounge/ Dining Room

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View of Lounge/Diner

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Fitted kitchen

11'6" x 10'10"

Newly fitted kitchen with a matching range of base and eye level units with beech worktop over, one & half bowl ceramic sink unit with single drainer with mixer tap and tiled splashbacks, new fridge, new freezer, new automatic washing machine and new tumble drier, new built-in eye level electric fan assisted oven, new five ring halogen hob with new extractor hood over, replacement PVCu double glazed window to rear with newly fitted blinds, newly fitted wooden flooring, double power point(s), coved ceiling with recessed spotlights, wall mounted concealed gas combination boiler serving heating system and domestic hot water with heating timer control, double glazed door to garden.

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View of Kitchen

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View of Kitchen

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View of Fitted kitchen

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View of Freezer

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

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View of Grill

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View of Hob

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View of Oven

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View of Dishwasher

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View of Extractor

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View of Sink

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View of Washing Machine

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View of Tumbledryer

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View of Cupboard

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View of Cupboard

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Conservatory

9'6" x 7'6"

Double glazed construction with power and light connected, double glazed patio doors to garden, double glazed door to garden.

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View of Conservatory

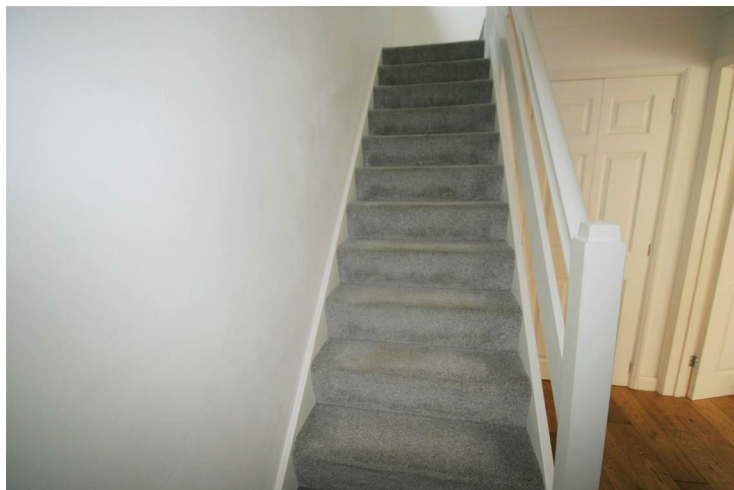
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First Floor

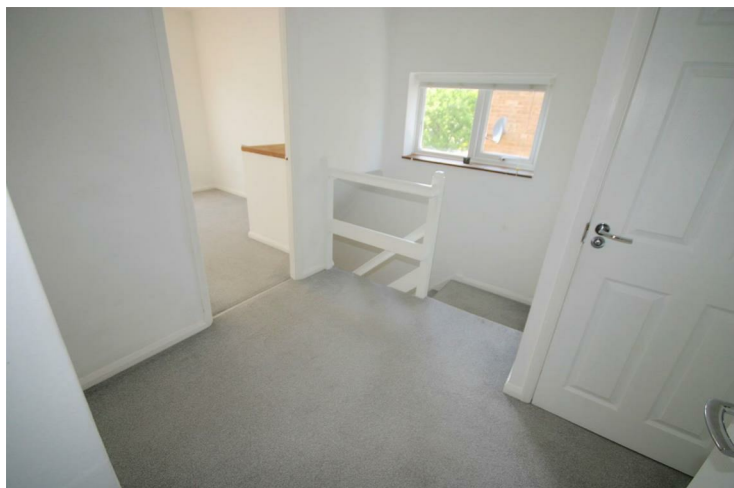
View of Stairs

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Landing

Replacement PVCu double glazed window to side with newly fitted blinds, fitted carpet, double power point(s), coved ceiling with recessed spotlights, access to loft space. 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

12'0" x 11'8"

Replacement PVCu double glazed window to rear with newly fitted blinds and curtains, single radiator, fitted carpet, double power point(s), 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 tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, replacement PVCu double glazed window to rear, ceramic tiled flooring.

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View of En-suite Shower Room

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Bedroom 2

13'0" x 11'8"

Replacement PVCu double glazed window to front with newly fitted blinds and curtains, single radiator, fitted carpet, double power point(s).

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View of Bedroom 2

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Bedroom 3

10'10" x 8'11"

Replacement PVCu double glazed window to front with newly fitted blinds, single radiator, fitted carpet, double power point(s).

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View of Bedroom 3

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Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent power shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap, low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, ceramic tiled flooring.

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View of Family Bathroom

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Outside

View of Side Property

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Front Garden & Drive

Dwarf brick wall to front, laid to lawn with shrub to borders, block paved driveway to the front plus driveway leading to garage, providing off-road parking for three / four cars, gated side access to side leading to the rear garden.

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Rear Garden

Enclosed by timber panelled fence to rear and side, mainly laid to lawn with barked borders, gated side access to side leading to the front.

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View of Rear Garden

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Double Length Garage

27'6" x 8'6"

Detached double length garage with two windows to side, metal up and over door to the front, side personal door to rear garden and power and light connected.

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View of Garage

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KEYS

2 X FRONT DOOR KEYS

1 X LIVING ROOM CONSERVATORY KEY

1 X SIDE DOOR KEY FROM KITCHEN

1 X CONSERVATORY MAIN DOOR KEY

1 X CONSERVATORY SIDE DOOR KEY

1 X GARAGE KEY

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.

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



