



**DG**  
Property  
Consultants  
Estd. 2000



**£1,800 PCM**  
**Wiseman Close**  
**Luton, Bedfordshire LU2 7GE**

\*dg Property Consultants\* are pleased to be offering for rent this spacious and refurbished 4 bedroom detached property, located in a cul-da-sac on the sought after Bushmead / Warden Hills development. Accommodation comprising: Entrance hall, downstairs cloakroom, good lounge, separate dining room, fitted kitchen with utility area, landing, 4 good sized bedrooms the master refitted en-suite shower room, refitted family bathroom. Benefits Include: Double glazing, gas-central heating. Front and rear garden, ample off road parking for 2 vehicles and a single garage. Must be Viewed! Call team DG on 01582-580500 to book an appointment.

Refurbished 4 Bedroom Detached  
2 Reception Rooms  
Modern Fitted Kitchen  
Refitted Carpets & Laminate Flooring  
Sought After Location  
Off Road Parking For 2 Vehicles  
Single Garage  
Gas C-H & Double Glazed  
Available Straight Away as Unfurnished  
Call Team DG on 01582-580500 to arrange your viewing



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## Ground Floor

### Entrance Hall

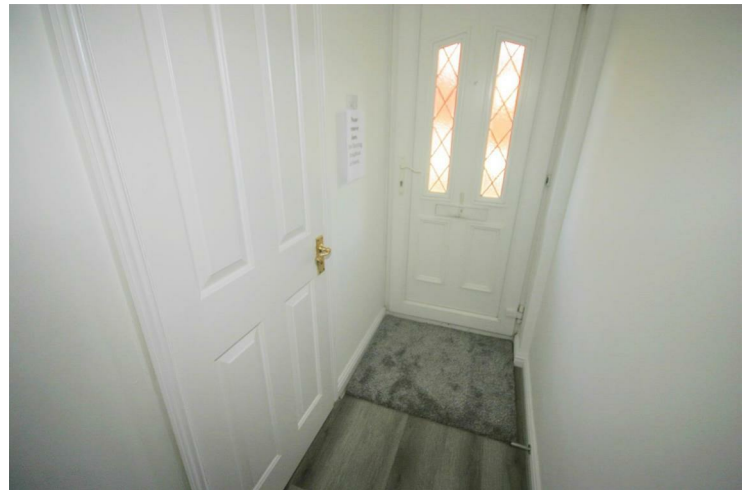
uPVC double glazed entrance door, UPVC double glazed window to side, single radiator, LVT luxury vinyl tiled flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, feature electric fire fireplace, doors to kitchen, lounge, dining room, cloakroom, carpeted stairs to first floor landing.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### View of Entrance Hall

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### Cloakroom

UPVC double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, half height ceramic to dado rail, single radiator, wooden laminate flooring, textured ceiling.

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## Lounge

16'6" x 10'6"

UPVC double glazed window to front, double radiator, french double doors dining room, power points, textured and coved ceiling, feature fireplace with electric fire. 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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## View of Lounge

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## Dining Room

11'6" x 8'5"

Double glazed patio rear doors, single radiator, wooden laminate flooring, double power point(s), coving to textured ceiling.

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## View of Dining Room

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## Fitted Kitchen & Utility Area

13'6" x 6'7"

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, plumbing & space for washing machine, space for fridge/freezer, built-in electric oven, four ring ceramic hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, LVT luxury vinyl tiled flooring, double power point(s), textured ceiling, uPVC double glazed door to rear, door to single garage.

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## View of Kitchen

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## View of Oven



## View of Hob



## View of Extractor



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## View of Sink



## View of Utility Area

Fitted with a matching range of base level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, LVT luxury vinyl tiled flooring, central heating boiler.

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## View of Utility Area

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## First Floor



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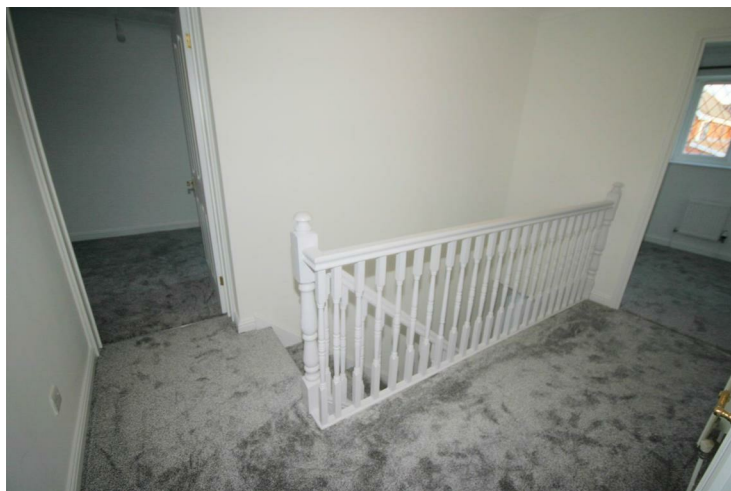
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## Landing

Single radiator, fitted carpet, power point(s), coving to textured ceiling, access to loft space, access to all bedrooms, airing cupboard.

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## Bedroom 1

14'2" x 9'5"

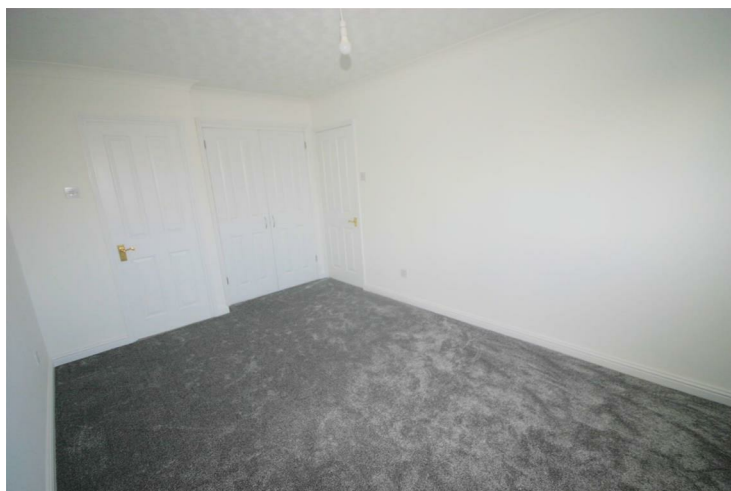
UPVC double glazed window to front, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), coving to textured ceiling, double door, door to ensuite shower room.

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## View of Bedroom 1

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

Recently refitted with three piece suite comprising pedestal wash hand basin, tiled shower area with power shower and glass screen, low-level WC, tiled splashbacks, extractor fan, uPVC double glazed window to side, single radiator, LVT luxury vinyl tiled flooring, 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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### **View of En-suite**

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### **View of En-suite**

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## Bedroom 2

14'6" x 8'0"

UPVC double glazed window to front, double 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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## View of Bedroom 2

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## Bedroom 3

9'7" x 9'5"

UPVC double glazed window to rear, single radiator, fitted carpet, 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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



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### **View of Bedroom 3**

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### **Bedroom 4**

8'2" x 7'0"

UPVC double glazed window to front, 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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### **View of Bedroom 4**

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## Family Bathroom

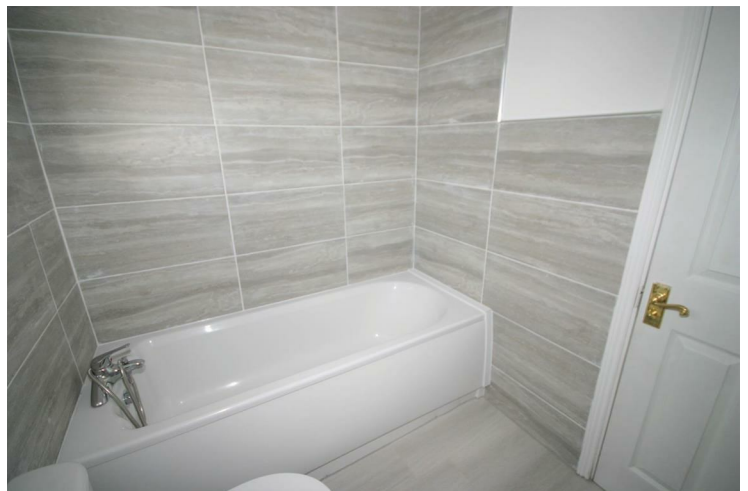
Recently refitted with three piece suite with panelled bath with hand shower attachment over, pedestal wash hand basin and low-level, tiled splashbacks, extractor fan, mirrored cabinet, shaver point, uPVC double glazed window to rear, single radiator, LVT luxury vinyl tiled flooring, textured ceiling.

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## View of Bathroom

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## Outside

### Front Garden & Drive

Front drive offering off road parking for 2 vehicles, side access to the rear garden, mainly laid to lawn.



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### **Rear Garden**

Enclosed rear garden, laid to lawn, patio areas, side access to the front.

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



### **View of Rear Garden**

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



### **View of Rear Garden**

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



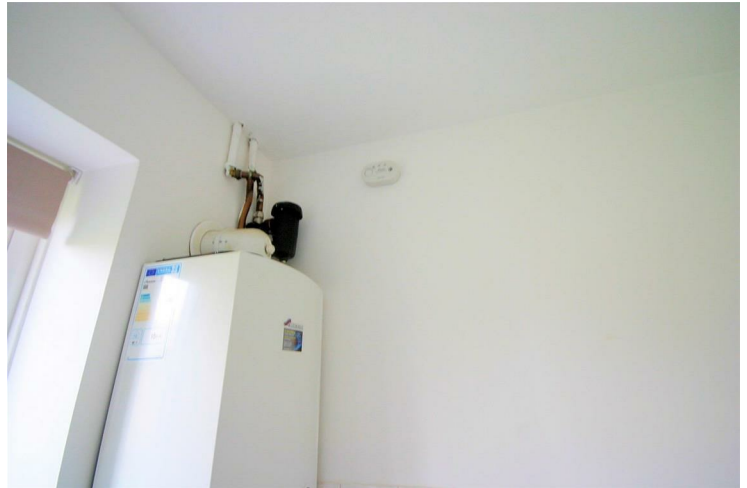
## Garage

Integral brick built single garage with power and light connected, metal up and over door, personal door to house. Garage: Left neat and tidy, rubbish free. Should you require larger pictures then these can be emailed on request.



## CO Alarm

Utility Area next to boiler.



## Keys

- 1 x Front Door Key.
- 1 x Back Door Key.
- 1 x Patio Door Key.
- 1 x Rear Garage Door Key.
- 1 x Garage Door Key.

## Council Tax Band

Council Tax Band : E  
Charge Per Year: £2652



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## **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 able to withdraw the property from the market until the completed application along with supporting documentation have been received. Also, holding deposit may be requested.

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.



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## Ground Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 120.5 sq. metres (1297.0 sq. feet)



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# First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)

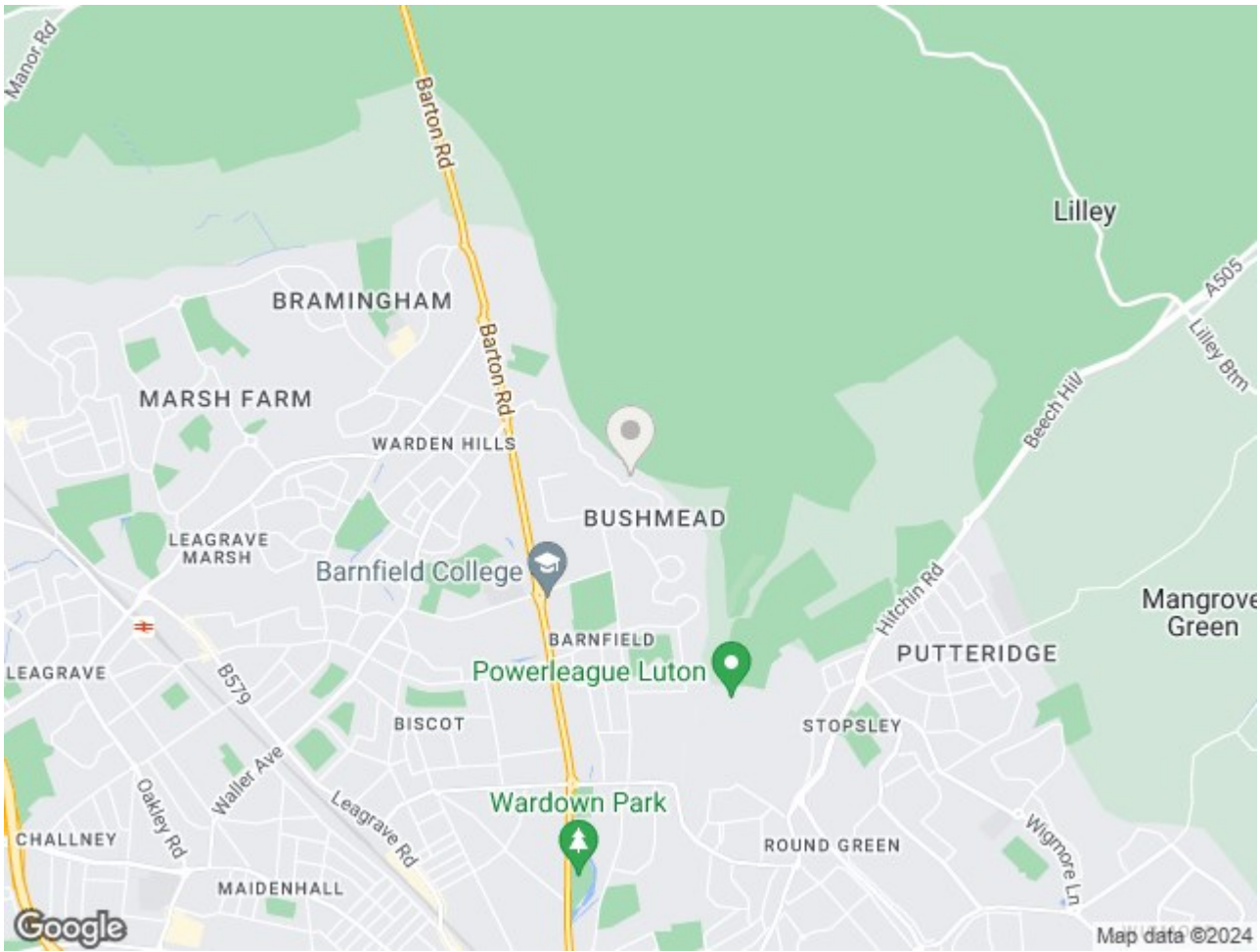


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