



DG
Property
Consultants
Estd. 2000



Falstone Green, Wigmore, Luton, Bedfordshire LU2 9TT

£1,200 Per Month

DG Property Consultants are pleased to offer for sale this two-bedroom semi-detached home, ideally situated on the popular Wigmore Park development in Luton available from December early 2026 as unfurnished.

The well-presented accommodation comprises an entrance hall, a modern refitted kitchen/dining room, living room, two good-sized bedrooms and a contemporary family bathroom with shower.

Externally, the property benefits from attractive, front and rear gardens, together with 2 x inline off-road parking spaces. Further benefits include gas central heating and double glazing.

Conveniently positioned for local amenities and schools, also ideal for an airport worker.

Early viewing is highly recommended to fully appreciate this lovely home and its sought-after location.

Call Team DG on 01582 580500 to arrange your viewing.



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Toddington 01525 310200
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Ground Floor Accommodation

Entrance Hall



Half glazed entrance door, single radiator with radiator cover, wooden laminate flooring, double power point(s), textured ceiling, wall mounted mirror, door to kitchen.

Fitted Kitchen

11'6" x 10'6" (3.51 x 3.20)



Fitted kitchen 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, automatic washing machine, fridge/freezer, electric oven & hob, extractor hood, replacement PVCu double glazed window to front with blind, replacement PVCu double glazed window to side with blind, single radiator, ceramic flooring, double power point(s), textured ceiling, wall mounted gas boiler serving heating system and domestic hot water.

View of Kitchen



View of Kitchen



Combined Lounge / Diner

12'6" x 12'6" (3.81 x 3.81)



Double radiator, newly fitted carpet, cable telephone point(s), TV point(s), double power point(s), textured ceiling with ceiling light, freshly decorated and cleaned. carpeted stairs to first floor landing, PVCu double glazed french double doors to garden with full length curtains & pole.

View of Lounge



First Floor Accommodation

Landing

Fitted carpet, power point, access to all first floor rooms.

Bedroom 1

12'6" x 9'6" (3.81 x 2.89)



Two replacement PVCu double glazed windows to rear with curtains & poles, replacement PVCu double glazed window to side with curtains & pole, single radiator, fitted carpet, TV point(s), double power point(s), textured ceiling.

View of Bedroom 1



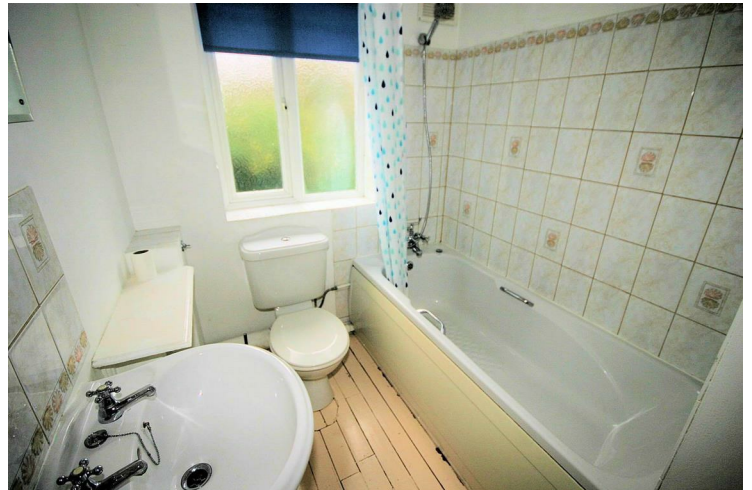
Bedroom 2

10'6" x 6'10" (3.20 x 2.09)



Replacement PVCu double glazed window to front with curtains & pole, single radiator, fitted carpet, power point(s), textured ceiling.

Family Bathroom



Three piece suite comprising panelled bath with hand shower attachment over and with shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, towel rail, wall mounted mirror, replacement PVCu double glazed window to front with blind, single radiator, vinyl flooring.

Family Bathroom 2



Outside of the property

Front Garden

Mainly laid to lawn, gated side access to rear. Gardens, Frontage and rear:

Rear Garden



Enclosed by timber panelled fence to rear and sides, mainly laid to lawn, gated side access to front, wrought iron table & 2 x chairs. Gardens, Frontage and rear:

View of Rear Garden



Allocated Parking Space



Allocated parking space to the front right hand side of the property.

Tenant(s) Application

Tenant Application

Once you have found a suitable property to rent and all terms have been agreed, you will be required to complete our tenant application form. Each tenant must complete the form individually and submit it together with the following supporting documentation:

Photo Identification: A valid passport or ID card (for non-UK or non-EU residents, a valid residence share code (Providing digital immigration status) to validate your right to reside in the UK.

Proof of Residence: A current utility bill.

Employment Details: Recent payslips x 3 & a P60.

Bank Statements: Six months' bank statements showing income and regular rental payments.

DG Property Consultants will be unable to withdraw the property from the market until the completed application form and all supporting documentation have been received. A holding deposit may also be requested.

Right to Rent, Credit Checks, and References

Right to Rent checks, credit checks/searches, and references are carried out by a professional referencing company. This process includes references from previous landlords or letting agents, current employment references, and an analysis of bank statements.

If a guarantor is required, the same referencing procedure will apply.

Refusal is only permitted where there is a genuine and lawful reason, such as: Preventing statutory overcrowding. The tenant's income being insufficient to meet affordability requirements. Any blanket bans contained within insurance, mortgage, or lease terms will generally be invalid.

Tenancy Setup and Payments

Once your application has been successfully approved, your tenancy will be agreed and set up. The balance of the deposit will

then become immediately due, followed by payment of the first month's rent no later than one week prior to the start date of the tenancy.

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

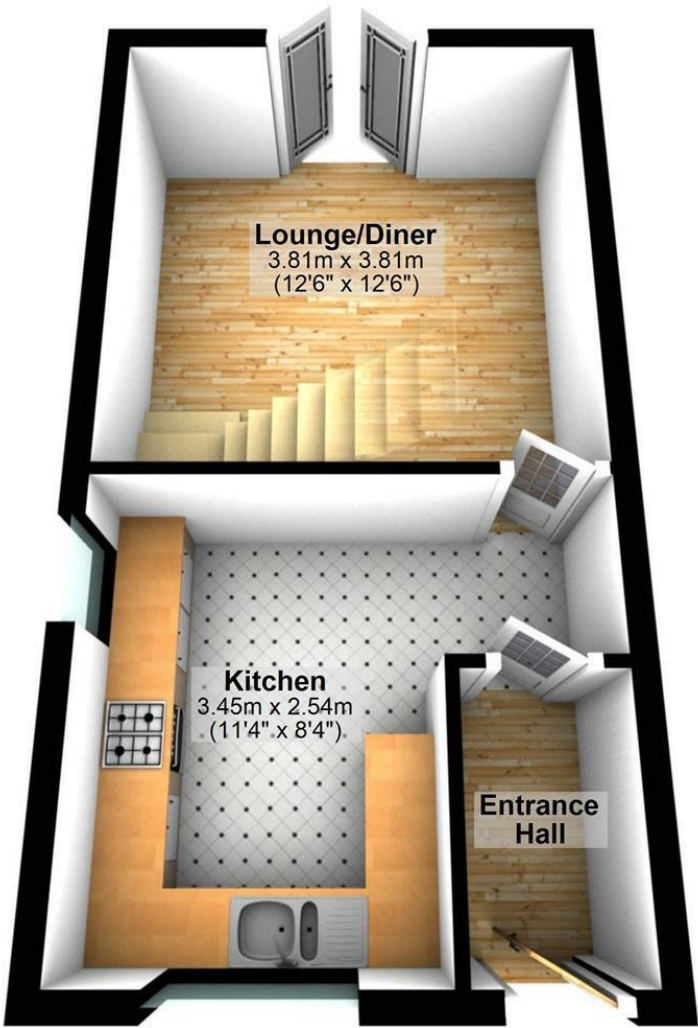
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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