DG Property Consultants
Estd. 2000









Onslow Road, Leagrave, Luton, Bedfordshire LU4 9AJ

£1,400 Per Month

DG Property Consultants are pleased to offer to let this fully refurbished two-bedroom semi-detached bungalow, ideally situated within the popular Leagrave area of Luton and within walking distance of Leagrave mainline station, making it an excellent choice for commuters.

Beautifully presented throughout, the accommodation comprises a storm porch leading into the entrance hall, a refitted kitchen/dining room, spacious living room, two double bedrooms and a refitted family bathroom with shower.

Externally, the property benefits from a front garden, an impressive approximately 80ft rear garden, off-road parking and a garage.

Leagrave offers excellent access to local shops, schools and amenities, together with convenient mainline rail and motorway links.

Available immediately on an unfurnished basis.

Call Team DG on 01582 580500 to arrange your viewing.

2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants co uk
01525 310200

naea | propertymark PROTECTED
The Property Ombudsman

Ground Floor Accommodation

Entrance Hall



Two uPVC double glazed windows to side incorporating uPVC double glazed entrance door, single radiator, newly fitted carpet, double power point(s), picture rail, textured ceiling, doors to all rooms.

View of Entrance Hall



Living Room

10'6" x 13'0" (3.20m x 3.96m)



UPVC double bay window to front, feature fireplace with electric remote control fire, double radiator, newly fitted carpet, telephone point(s), TV point(s), double power point(s), picture rail, textured ceiling.

View of Living Room



View of Living Room



Refitted Kitchen/Diner

14'10" x 8'10" (4.52m x 2.68m)



Refitted 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, plumbing and space for automatic washing machine, space for fridge, newly installed built-in electric oven, four ring ceramic hob with extractor hood over,

uPVC double glazed window to rear, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, uPVC glazed door to rear to garden, door to built in storage cupboard with power and lighting and a uPVC double glazed window to the rear aspect.

View of Kitchen/Diner



View of Kitchen/Diner



Bedroom 1
10'6" x 12'0" (3.20m x 3.66m)



UPVC double glazed window to front, uPVC double glazed window to side, single radiator, fitted carpet, double power point(s), picture rail, textured ceiling.

View of Bedroom 1



Bedroom 2
11'10" x 10'0" (3.60m x 3.05m)



UPVC double glazed window to rear, double radiator, fitted carpet, double power point(s), picture rail, textured ceiling.

View of Bedroom 2



Family Bathroom



Recently refitted with three piece suite comprising panelled bath with independent electric shower along with mixer tap and hand shower attachment over and glass screen, pedestal wash hand basin and low-level WC, uPVC double glazed window to side, single radiator, vinyl flooring, four recessed ceiling spotlights, built in storage cupboard.

View of Bathroom



Outside of the property

Front Garden



Front drive with off road parking for 2 vehicles, front boundary wall, laid to lawn, side pathway leading the front door and access to the rear garden.

Rear Garden



Enclosed by tier fencing, paved patio are with railing and steps down to the main garden (approx 80ft), mainly laid to lawn with a few mature shrubs.

View of Rear Garden



Single Garage



Single attached garage with a metal up and over door to the front, power and lighting connected. New combination boiler, gas & electric meters.

Council Tax Band
Council Tax Band : C
Charge Per Year : £2,168.82

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 you 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.

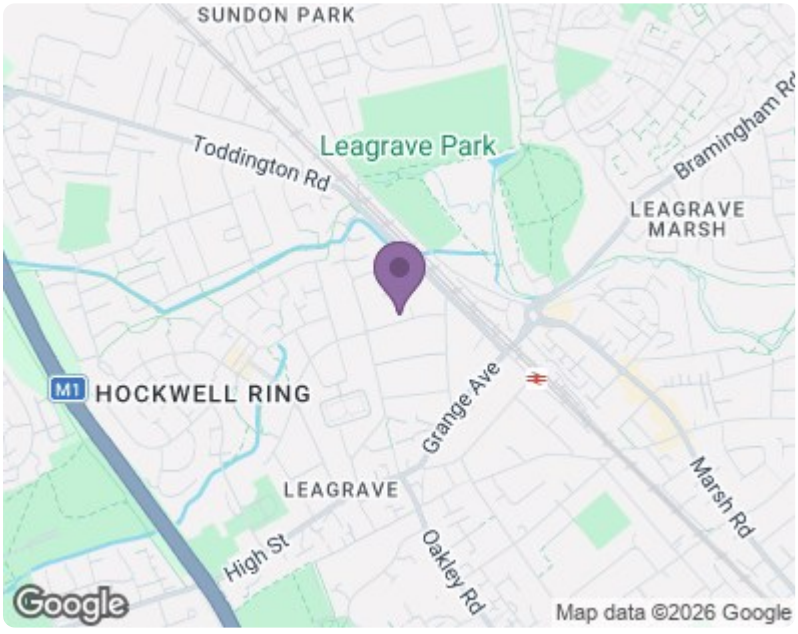
Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation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

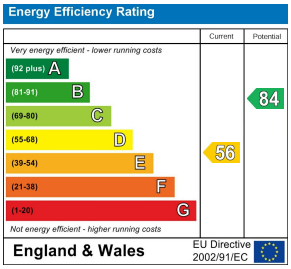
These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

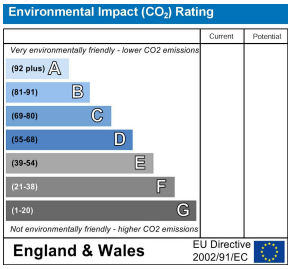
Ground Floor



Total area: approx. 72.7 sq. metres (782.2 sq. feet)







2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants co uk
01525 310200

naea | propertymark PROTECTED
The Property Ombudsman