



DG
Property
Consultants
Estd. 2000



Kentwick Square, Houghton Regis, Dunstable, Bedfordshire LU5 5PQ **Asking Price £400,000**

DG Property Consultants are pleased to be offering this spacious and well presented 4 bedroom semi detached property and located in Houghton Regis, within easy reach of the town's local amenities and close to Dunstable. Offered with no upper chain.

Accommodation comprises: Entrance hall, separate lounge and dining room, large fitted kitchen/breakfast rom, landing, 4 good size bedrooms the master with en-suite bathroom, family shower room, Outside the property boasts ample off road parking and a very well presented rear garden. The property is fully double glazed & gas central heated.

Viewing is a must to appreciate this superb property.

Call Team DG to arrange a viewing. 01582-580500



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Ground Floor Accommodation

Entrance Hall



Entrance door, replacement uPVC double glazed window to front, single radiator, ceramic tiled flooring, double power point(s), built-in under-stairs storage cupboard, carpeted stairs to first floor landing, doors to kitchen breakfast room and lounge.

View of Entrance Hall



Lounge

22'6" x 12'8" (6.86m x 3.86m)



Replacement uPVC double glazed window to front, uPVC double French double doors to rear garden incorporating two uPVC

double glazed window either side, double radiator, wooden flooring, telephone point(s), TV point(s), double power point(s), dado rail, coving to textured ceiling.

View of Lounge



Dining Room

16'6" x 8'0" (5.03m x 2.44m)



Replacement uPVC double glazed window to front, single radiator, ceramic tiled flooring, double power point(s), dado rail, coving to textured ceiling, opening dining room.

View of Dining Room



Kitchen/Breakfast Room

9'9" x 17'6" (2.98m x 5.33m)



View of Kitchen/Breakfast Room



Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for dishwasher and automatic washing machine, space for a fridge/freezer and tumble dryer, space for a Aga style cooker, gas and electric points for cooker, two replacement uPVC double glazed windows to rear, double radiator, ceramic tiled flooring, double power point(s), coved ceiling, uPVC double glazed door to rear to garden, archway opening to the dining room.

View Kitchen/Breakfast Room



View Kitchen/Breakfast Room



View Kitchen/Breakfast Room



First Floor Accommodation

Landing



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

View of Bedroom 1



Bedroom 1

12'6" x 8'0" (3.81m x 2.44m)



Replacement uPVC double glazed window to front, replacement uPVC double glazed window to side, single radiator, fitted carpet, TV point(s), double power point(s), dado rail, coved ceiling, door to the en-suite bathroom.

En-suite Bathroom



Three piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, replacement uPVC double glazed window to rear, single radiator, ceramic tiled flooring, wood panelling on walls.

View of Bedroom 1



Bedroom 2

11'0" x 10'0" (3.36m x 3.05m)



Replacement uPVC double glazed window to front, fitted carpet, double power point(s), dado rail, coved ceiling.

View of Bedroom 2



Bedroom 4 / Dressing Room

7'3" x 8'11" (2.22m x 2.72m)



Bedroom 3

11'2" x 12'0" (3.40m x 3.66m)



Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), coved ceiling. The room is currently being used as a dressing room, however the archway can be closed off to bedroom 2, creating the 4th bedroom.

View of Bedroom 4 / Dressing Room



Replacement uPVC double glazed window to rear, fitted carpet, double power point(s), coved ceiling.

View of Bedroom 3



Family Shower Room



Three piece comprising shower cubicle with electric power shower and glass screen, pedestal wash hand basin, low-level WC, full height ceramic tiling to all walls, two replacement uPVC

double glazed window to rear, single radiator, ceramic tiled flooring.

Outside of the property

Front Garden & Parking



Mono block frontage, allowing off road parking for 4/5 vehicles.

Rear Garden



Enclosed by timer fencing, fully paved garden with raised ornamental flower beds, pergola, side gate to the side of the property.

View of Rear Garden



View of Rear Garden



View of Rear Garden



View of Rear Garden



Council Tax Band

Council Tax Band : C

Charge Per Year : £1804.95

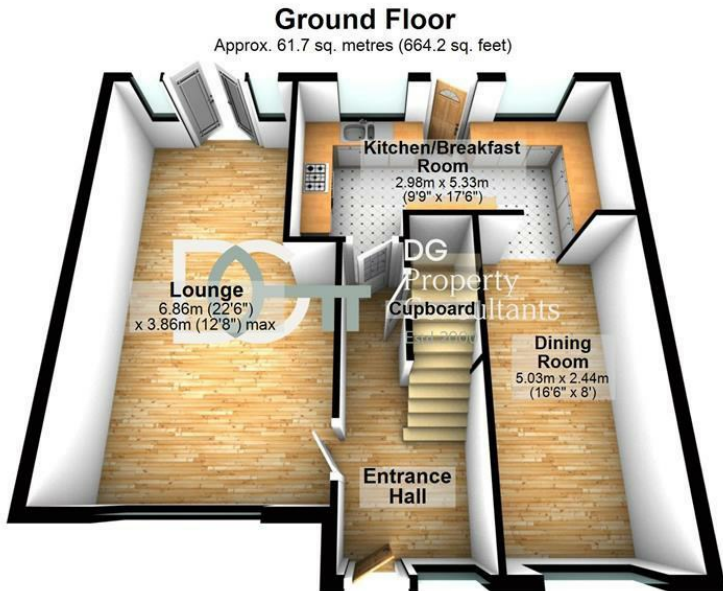
MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

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.



Total area: approx. 117.4 sq. metres (1263.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		64	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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