



DG
Property
Consultants
Estd. 2000



Timworth Close, Wigmore, Luton, Bedfordshire LU2 9SF

Asking Price £425,000

DG Property Consultants are delighted to offer this well-proportioned three-bedroom detached home, ideally situated in the highly sought-after Wigmore development in Luton. The property benefits from excellent transport links, with easy access to rail services into London, Luton Airport, and M1 Junction 10, making it perfect for commuters and families alike.

The accommodation comprises entrance hall with a cloakroom, leading into a spacious lounge/dining area, fitted kitchen is well-equipped, providing ample storage and workspace, while the UPVC conservatory offers a bright and airy additional living space. A separate utility room adds extra convenience. Upstairs, the property features three well-proportioned bedrooms and a family bathroom. Externally, the home boasts a generous frontage with off-road parking for 4 vehicles, as well as a single garage. The enclosed rear garden provides a private outdoor space, perfect for relaxing. Additional

benefits include full double glazing and gas central heating.

This fantastic home is an excellent opportunity in a prime location. Call Team DG today on 01582-580500 to arrange your viewing!



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Ground Floor Accommodation

Entrance Hall



UPVC entrance door, replacement uPVC double glazed window to side, single radiator, stairs first floor landing, door to lounge/dining room, door to kitchen.

Cloakroom



Replacement uPVC double glazed window to front, two piece suite comprising, vanity wash hand basin in vanity unit with cupboards under and tiled splashbacks and low-level WC, ceramic tiled flooring.

Lounge/Dining Room

17'0" x 19'4" (5.19m x 5.89m)



Replacement uPVC double glazed window to rear, uPVC double glazed door to conservatory with Upvc side panel, double radiator, single radiator, power points, tv point.

View of Lounge/Dining Room



View of Lounge/Dining Room



View of Lounge/Dining Room



View of Kitchen



Fitted Kitchen

11'10" x 10'10" (3.61m x 3.29m)

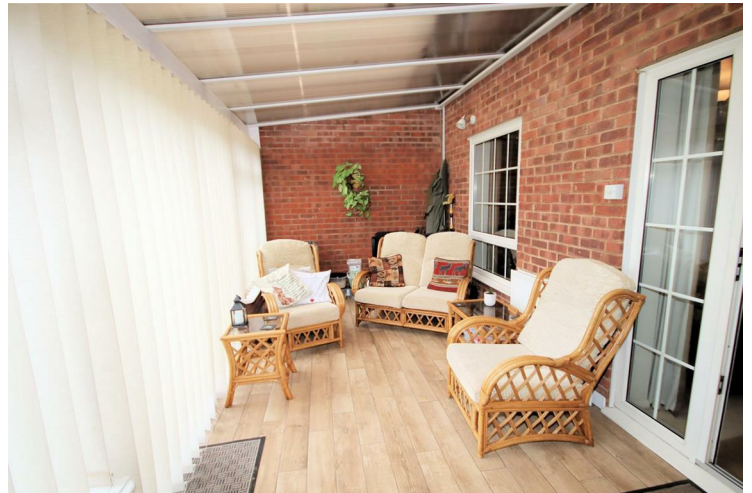


Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for dishwasher, space for cooker, electric point for cooker, replacement uPVC double glazed window to front, vinyl flooring, double power point(s), coving to textured ceiling, door to lounge/dining room.

View of Kitchen



Upvc & Brick Conservatory



Half brick and uPVC double glazed construction with polycarbonate roof and power and light connected, two uPVC double glazed window to rear, uPVC double glazed window to side, ceramic tiled flooring with underfloor heating, double power point(s), uPVC double glazed patio doors to rear to garden.

View of Conservatory



Utility Room

8'2" x 8'6" (2.50m x 2.59m)



Base units with round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, uPVC double glazed window to rear, vinyl flooring, door to garage.

First Floor Accommodation

Landing

Replacement uPVC double glazed window to side, fitted carpet, double power point(s), doors to all first floor rooms.

Bedroom 1

11'3" x 12'5" (3.43m x 3.78m)



Replacement uPVC double glazed window to front, fitted wardrobe(s), single radiator, fitted carpet, double power point(s), textured ceiling.

View of Bedroom 1



Bedroom 2

11'0" x 12'8" (3.36m x 3.85m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

View of Bedroom 2



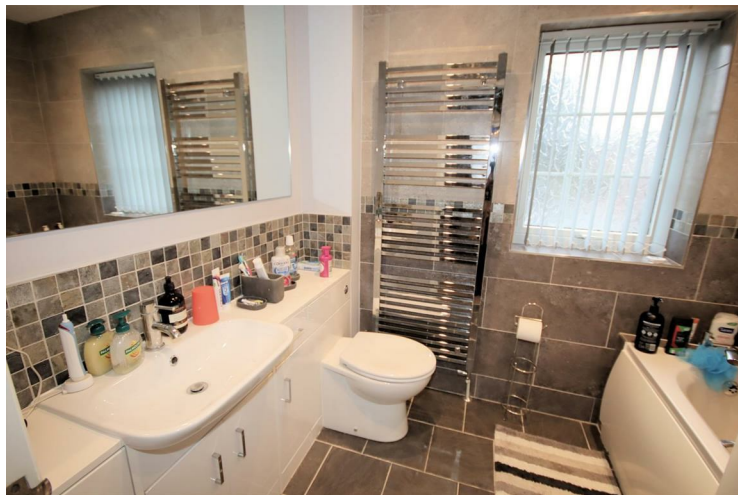
Bedroom 3

7'10" x 7'10" (2.38m x 2.40m)



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

Family Bathroom



Replacement uPVC double glazed window to front, radiator, 3 piece suite with panelled bath, wash hand basin in vanity unit with cupboards under, low level Wc, ceramic tiles flooring, single radiator, textured ceiling.

View of Family Bathroom



Outside of the property

Front Garden & Drive

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

Rear Garden



Enclosed by fencing, laid to lawn, side borders, timber shed.

View of Rear Garden



Single Garage

17'6" x 8'6" (5.33m x 2.59m)

Metal up and over door, door to garage utility room.

Council Tax Band

Council Tax Band : D

Charge Per Year : £2210.01

MISDESCRIPTONS 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.

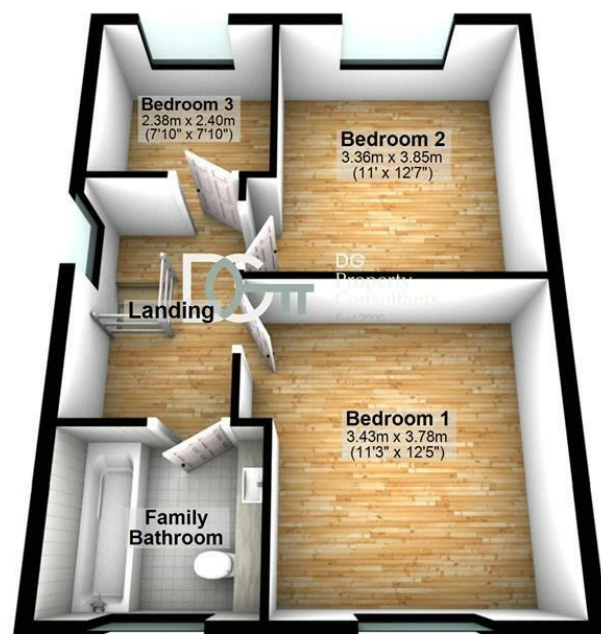
MISDESCRIPTONS A C T - D G property consultants f o r themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All

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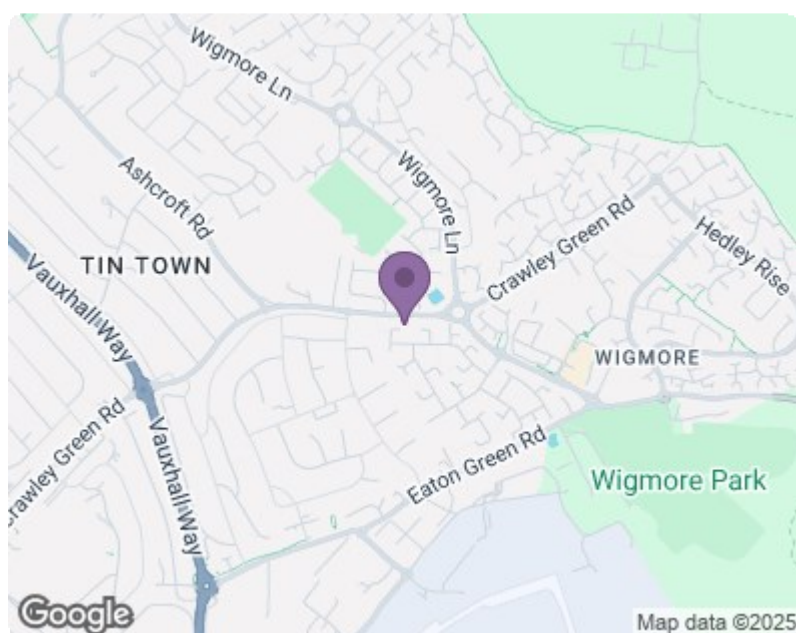
Ground Floor



First Floor



Total area: approx. 133.3 sq. metres (1435.3 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	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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