

Address: 1 Midsummer Grove, Great Denham, Bedford
MK40 4SE

Rental: £1400.00 per calendar month

Availability: 1 April 2026

FACT FILE

PROPERTY STYLE

A modern 3 bedroom semi-detached house

ACCOMMODATION

Entrance hall, cloakroom, kitchen/breakfast room, lounge/diner, master bedroom with built in wardrobes and en-suite shower room, second double bedroom, third single bedroom and family bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Enclosed rear garden with artificial lawn, patio and shed
Single garage with additional parking for 2 cars

GENERAL CONDITION

The property is presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Fridge/Freezer
Dishwasher
Washing Machine



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly or weekly
Deposit required £1400.00
Utilities included No
Council Tax Band D
Council tax payable £ per annum

RESTRICTIONS

* **Non-smoking property**

Our ref. L575

Energy performance certificate (EPC)

1 Midsummer Grove Great Denham BEDFORD MK40 4SE	Energy rating	Valid until: 10 July 2034
	C	Certificate number: 2448-2621-6403-6911-1113

Property type	Semi-detached house
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D
the average energy score is 60