



**7 Gisborne Close, Micklegate, Derby, Derbyshire, DE3 9LU**

**£1,095 PCM**

Scofield Stone are delighted to offer to Let, this charming two/three bedroomed detached bungalow, freshly neutrally decorated with quality new flooring throughout.

Featuring a spacious living/reception room with built-in fireplace, a well-appointed kitchen with dining space, a large bathroom and a conservatory. Outside are pleasantly maintained gardens to the front and rear, including a shed and large greenhouse. There is pedestrian access around the perimeter of the property, a garage and off-road parking. Perfect for families or couples, the property is located in a quiet cul-de-sac, close to public transport, schools & local amenities.

Council Tax: C. EPC: D (58). Deposit £1,260, which includes a holding deposit of £250.



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

## 7 Gisborne Close, Mickleover, Derby, Derbyshire, DE3 9LU

### Entrance Hallway

Attractive UPVC stained glass front door. Neutrally decorated with carpet to floor, radiator, standard light fitting, coat hooks, storage cupboards and doors leading off to the kitchen and living room. Fitting smoke alarm and door bell receiver.

### Kitchen/Dining Room

18'10" x 8'11" (5.755 x 2.728)

Neutrally decorated walls with partial tiling above rounded edged speckled worktop, brand new combi boiler, integrated double electric oven and grill, gas hob, electric extractor fan, integrated fridge and freezer. An array of wall and floor kitchen units with matching drawer sets, a stainless steel sink and draining board with a swan neck hot and cold mixer tap.

Plumbing and space for washing machine. Ceiling spotlights, under unit lighting, radiator, UPVC windows and new vinyl flooring. Dining area with UPVC window overlooking the front garden. UPVC obscured and paneled back door, sliding door leading to the hallway.

### Lounge

12'7" x 19'2" (3.857 x 5.855 )

Neutrally decorated walls with brand new carpet, painted wooden internal doors, radiator, UPVC windows, standard light fittings, gas fire surrounded by feature stone fireplace and hearth. Central heating control.

### Inner Hallway

Brand new carpet, walls neutrally painted, storage cupboards and five wooden white painted doors leading to all rooms. Fitted smoke alarm, doorbell receiver, a loft hatch with a built-in drop-down loft ladder leading to partially boarded additional storage space.

### Bathroom

5'0" x 9'3" (1.543 x 2.844 )

Brand new vinyl flooring, walls tiled throughout. White bathroom suite comprises double shower cubical and surround, with glass sliding doors, electric shower, hose, head and riser rail, WC, basin with hot and cold taps, heated silver towel rail, built-in storage cupboard, a shaver socket, standard light fitting, air vent and UPVC obscured window.

### Bedroom One

13'2" x 10'7" (4.019 x 3.229)

Neutrally decorated walls with brand new fitted carpet, built in wardrobes with hanging rails and storage, integrated dressing table and drawers, two matching bedside table/cupboards. TV cable, radiator, light fitting and uPVC window overlooking the back garden.

### Bedroom Two

8'0" x 8'4" (2.440 x 2.552)

Neutrally decorated walls with brand new fitted carpet, built in wardrobes with hanging rails and storage, matching bedside table/cupboard, UPVC window, radiator and standard light fitting

### Bedroom Three/Reception Room

11'0" x 9'10" (3.376 x 3.006)

Neutrally decorated walls with a brand new fitted carpet, radiator, standard light fitting, sliding patio doors, leading to the conservatory room and rear garden.

### Conservatory

Vinyl flooring, with glass panels and plastic corrugated roof with sliding doors, leading to block paved patio area and large rear garden.

### Rear Garden

Large enclosed rear garden, mainly laid to lawn with a block paved patio area, with raised flower beds, garden shed and large greenhouse. Pedestrian access from the front to the rear on both sides of the property.

### Front Garden

Laid to lawn with driveway/off road parking and pathway leading to front door.

### Garage

Single garage with white up and over door, uPVC rear door and window, double power socket in the garage

### Material Information

Council Tax Band: C

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### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



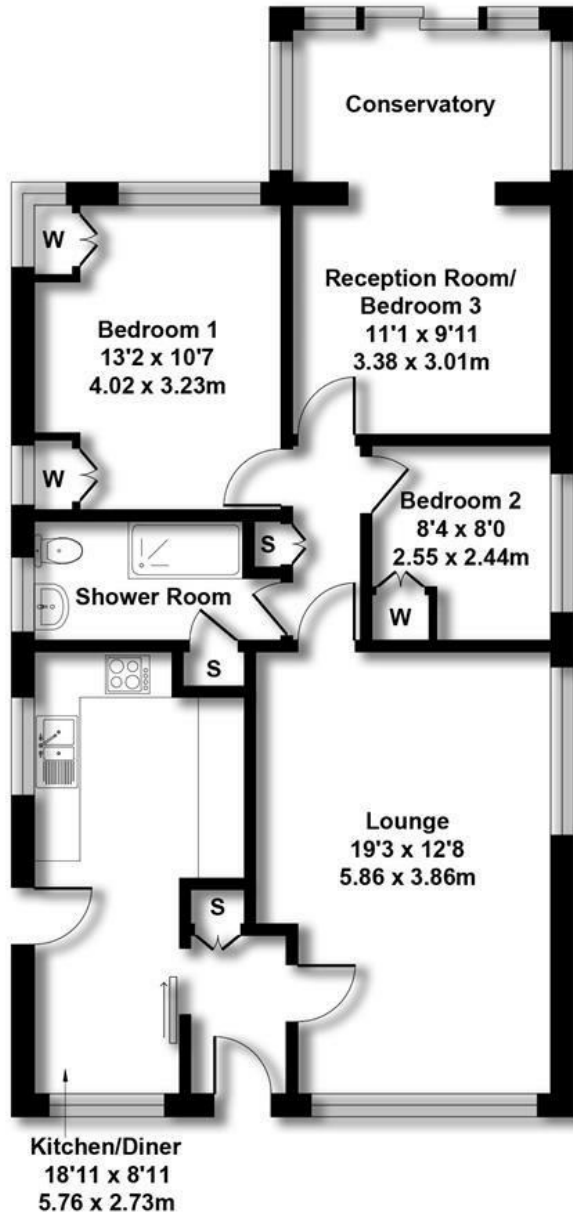
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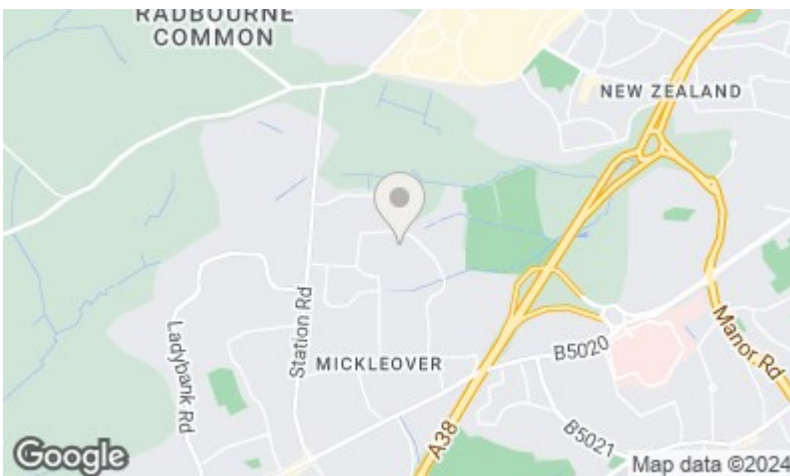


# 7 Gisborne Close

Approximate Gross Internal Area  
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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

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



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