

**9 Leyfields Farm Mews, Anslow, Burton-On-Trent, DE13 9UD**

**£1,100 PCM**

AVAILABLE NOW - Scoffield Stone are pleased to present to let a charming part-furnished terraced cottage available to let, featuring a neutrally decorated interior, a cosy reception lounge room with a fireplace with gas fire and garden access, a functional kitchen, two good-sized double bedrooms, a bathroom, and a prime location near schools and green spaces, ideal for small families and nature lovers. This property is benefits from being part-furnished. Available Immediately.

EPC: (TBC). Council Tax: C. Deposit £1265 which includes a holding deposit of £250.



Sales: 01283 777100  
Lettings: 01332 511000

[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)



## 9 Leyfields Farm Mews, Anslow, Burton-On-Trent, DE13 9UD

### Full Description

Presenting a charming terraced property, currently available to let. This residence has been neutrally decorated throughout, offering a clean and contemporary canvas for tenants to make their own.

As you step into the house, you'll be welcomed into the entrance hallway, leading to the reception room, a space that exudes warmth and comfort. This room has fireplace with gas fire, creating a cosy atmosphere, perfect for relaxation and entertaining alike. The room also benefits from a refreshing garden view, with direct access to the outside green space, which brings in an abundance of natural light.

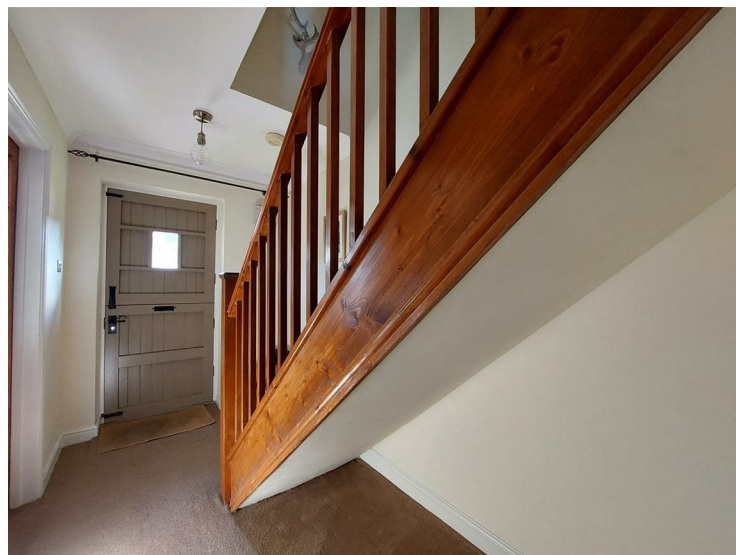
The house is equipped with a functional kitchen, ready to cater to all your culinary needs and is part furnished throughout the property.

The property comprises two bedrooms, both of which are doubles. The first bedroom is generously spacious, offering plenty of room for personal belongings. The second bedroom, also a double, promises comfortable living space. There is also a bathroom to service the bedrooms, ensuring that your personal needs are met with ease.

The location of the property is a true highlight, being situated near schools, making it convenient for small families with children. Moreover, it is nestled near green spaces, perfect for those who appreciate outdoor activities or simply the tranquillity of nature. The peaceful surroundings further enhance the appeal of this home, offering a serene retreat from the hustle and bustle of daily life.

This property is an excellent choice for those seeking a home that combines practical living spaces with a tranquil location.

### Entrance Hallway



Flooring is carpeted, walls are neutrally decorated with wooden staircase, wooden spindles and post. The front door is a wooden stable door.

### Kitchen

12'4" x 7'10" (3.76 x 2.39 )



Recently refurbished with a tiled floor, and neutrally decorated walls and half tiled above the worktops, granite worktops and a good amount of kitchen wall and base units with matching drawers, a small breakfast bar, integrated fridge/freezer, dishwasher, gas hob, electric oven and extractor hood. A white Belfast sink with silver hot and cold mixer taps, microwave, toaster and a free-standing undercounter washing machine. uPVC double-glazed window, spotlight fitting. with an internal wooden door with decorative glass and handle and radiator.

### Lounge

17'1" x 14'0" (5.23 x 4.27)



Carpet to flooring and neutral decor throughout. Marble Fireplace and wooden surround with a gas fire. Radiator, light and wall fittings with decorative shades. Radiator and uPVC double-glazed window. uPVC double-glazed French doors leading the rear garden.

### Stairs and landing

Carpet to flooring, walls neutrally decorated, standard light fitting and smoke alarm. Storage cupboard with shelving and doors leading to bedrooms and bathroom



# 9 Leyfields Farm Mews, Anslow, Burton-On-Trent, DE13 9UD

## Bedroom One

14'0" x 11'10" (4.27 x 3.61)



Flooring is carpeted, walls are neutrally decorated, standard light fitting, wooden panelled internal door and handle, uPVC double glazed window, radiator, double bed and headboard, wooden drawer units and bedside table, and wooden wardrobe with hanging rail and drawers.

## Bedroom Two

10'7" x 9'10" (3.25 x 3.00)



Neutrally decorated walls and carpet to flooring, uPVC double glazed window, radiator, standard light fitting, double wooden bed, bedside drawer unit, wooden paneled door with handle. Storage cupboard with hanging rail and shelving, gas central heating boiler

## Bathroom



Half decorative and plain tiles and neutrally painted walls. Patterned vinyl to the floor. White bathroom suite comprises bath with mains shower over the bath and basin both with hot and cold taps and WC. Light fitting, extractor fan and wooden paneled door and handle.

## Driveway and Garage

Block paved driveway located opposite the cottage with a single garage and up and over garage door.

## Front Garden



## 9 Leyfields Farm Mews, Anslow, Burton-On-Trent, DE13 9UD

### Rear Garden



An enclosed rear garden, mainly lawn with an established soil, gravel and plant borders with a rear gate. Block paved patio area and plastic storage box.

### What Three Words

///retailing.smarter.thinks

### Material Information

Council Tax Banding: C

EPC Rating - TBC

### Disclaimer 03/2021 (Hilton)

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.

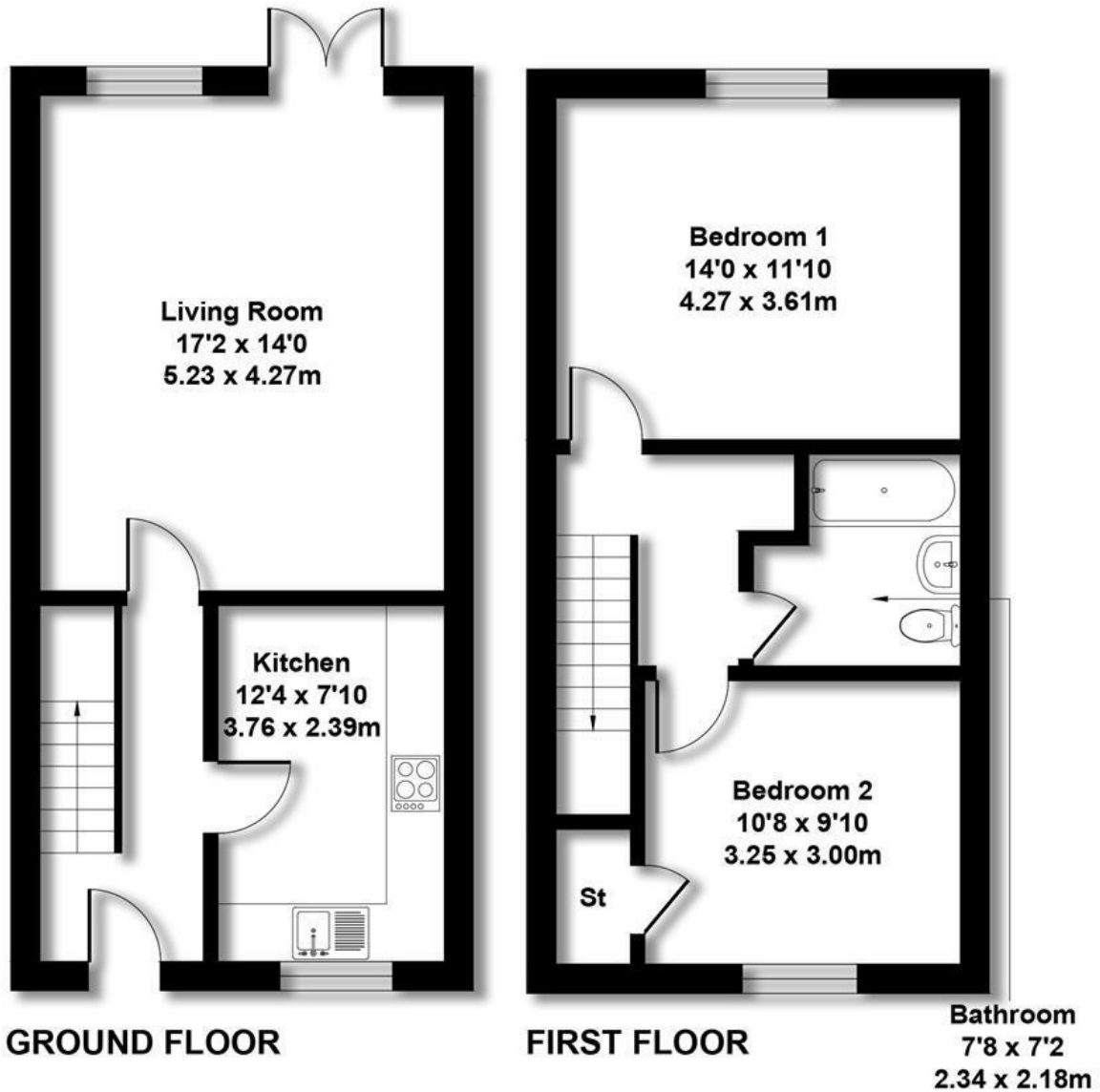


Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)



# 9 Leyfield Farm Mews, Anslow, Burton On Trent, DE13 9UD

Approximate Gross Internal Area  
840 sq ft - 78 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)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Mickleover Office**  
11 The Square,  
Mickleover,  
Derby DE3 0DD

**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** info@scoffieldstone.co.uk  
**w:** www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980