



Rykneld Way | Littleover | Derby | DE23 4AT

£1,400 PCM

SCOFFIELD STONE
estate agents

Ryknelnd Way | Littlelover
Derby | DE23 4AT
£1,400 PCM

Scofield Stone are delighted to offer 'To Let' this three bedroom detached family home situated at this sought after residential address on a quiet cul de sac in the renowned Littlelover Community School catchment area. The property is well presented and neutrally decorated throughout and benefits from a large landscaped private garden to the rear. Accommodation briefly comprises; reception hallway, spacious lounge with dining area, conservatory, modern kitchen, to the first floor are two double bedrooms, one single bedroom and family bathroom. Outside are gardens to the front and rear, driveway and detached garage.

EPC rating: D (56). Deposit £1,615 and a holding deposit of £320 which will go toward the successful applicants first months rent. Council Tax Band: C

- Littlelover Community School Catchment
- Large Private Gardens to Rear
- Three Bedrooms
- Neutrally Decorated Throughout
- Private Cul De Sac Location
- Modern Kitchen
- Added Conservatory

Reception Hallway

Lounge Dining

23'11" x 10'7" max (7.3 x 3.24 max)

Kitchen

8'11" x 7'11" (2.72 x 2.43)

Conservatory

12'8" x 8'11" (3.88 x 2.74)

First Floor Landing

Bedroom One

12'7" x 10'7" (3.85 x 3.25)

Bedroom Two

10'10" x 10'8" max (3.32 x 3.26 max)

Bedroom Three

8'10" x 5'10" (2.71 x 1.79)

Family Bathroom

Outside Front

Outside Rear

Material Information

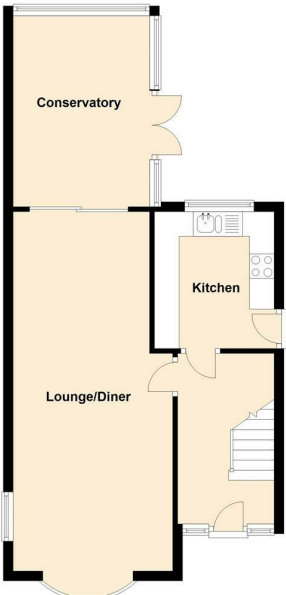
Disclaimer

Location / What3Words

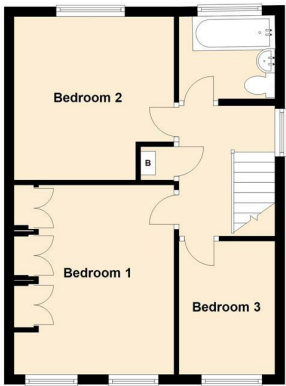


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



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