



38 Trowels Lane, Derby, DE22 3LT

£895 Per Calendar



Situated in the heart of Derby, a short distance from the vibrant city centre, this is a spacious two bedroom bungalow which benefits from gas central heating, double glazing and garden to rear.



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DIRECTIONS

Leave Derby city centre along Uttoxeter New Road and turn right onto Trowells Lane, continue over the traffic island where the property is situated on the right hand side clearly identified by our "To Let" board.

Internally the accommodation briefly comprises an entrance hall with two storage cupboards, large lounge/dining room with patio doors leading to the rear and a kitchen with integrated appliances. The property has two bedrooms, the master bedroom with en-suite shower room and there is an additional wet room.

Outside the property benefits from an enclosed lawn garden to the rear and to the front double gates open to reveal a block paved driveway and narrow access to the garage at the rear with lean-to behind, ideal for storage.

Trowells Lane is a popular residential location and benefits from ease of access to the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The bungalow is within easy reach of the ring road giving onward travel to the A50, A52 and A38.

ACCOMMODATION

Entering the property through double glazed side entrance door into:

ENTRANCE HALLWAY

Spacious entrance hallway with radiator and two storage cupboards one housing boiler providing domestic hot water and central heating. Access to loft.

LOUNGE/DINING ROOM

18'10" x 16' (5.74m x 4.88m)
(Maximum measurement)

With double glazed window to the side elevation, double glazed window to the rear elevation and double glazed French doors leading out to the rear. Radiator and space for both lounge and dining furniture.

KITCHEN

13' x 5'8" (3.96m x 1.73m)

With a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a sink unit beneath a double glazed window overlooking the side elevation and there is a washing machine, integrated dishwasher, radiator and tiled floor.

BEDROOM ONE

16' narrowing to 7' x 13'6" narrowing to 8' (4.88m narrowing to 2.13m x 4.11m narrowing to 2.44)

With two double glazed windows overlooking the front elevation, two radiators and fitted wardrobes, drawers and dressing table.

EN-SUITE

5' x 8' (1.52m x 2.44m)

With low level WC, pedestal wash hand basin, bidet, shower cubicle with glazed screen and heated towel rail.

WET ROOM

8' x 6' (2.44m x 1.83m)

This useful addition to the property is ideal for a disabled tenant and has a low level WC, wash hand basin, wet room style shower and heated towel rail.

BEDROOM TWO

10'1" x 6'6" (3.07m x 1.98m)

With Velux style window and radiator.

OUTSIDE

Outside the property benefits from an enclosed lawn garden to the rear and to the front double gates open to reveal a block paved driveway and narrow access to the garage at the rear with lean to behind, ideal for storage.

SINGLE GARAGE

With power and light.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance

or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

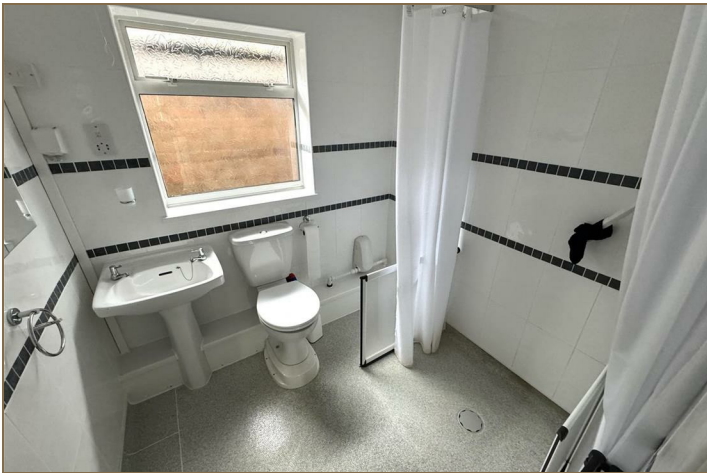
(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

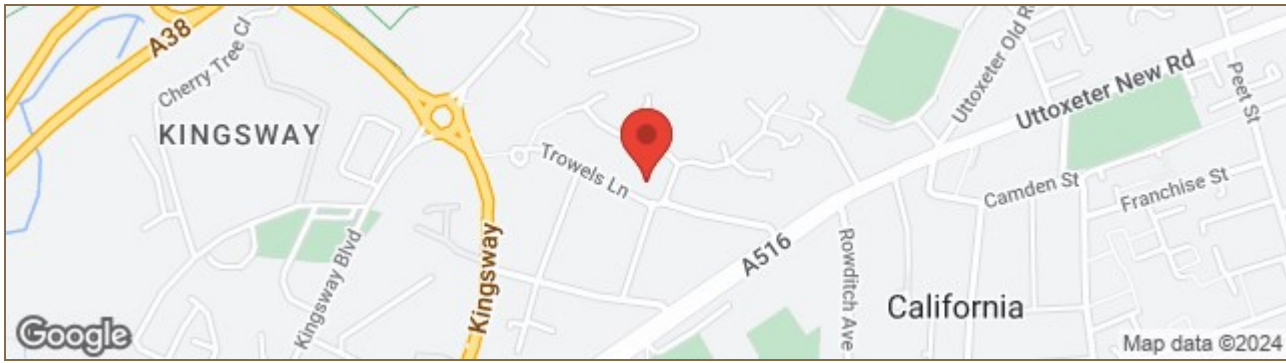
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

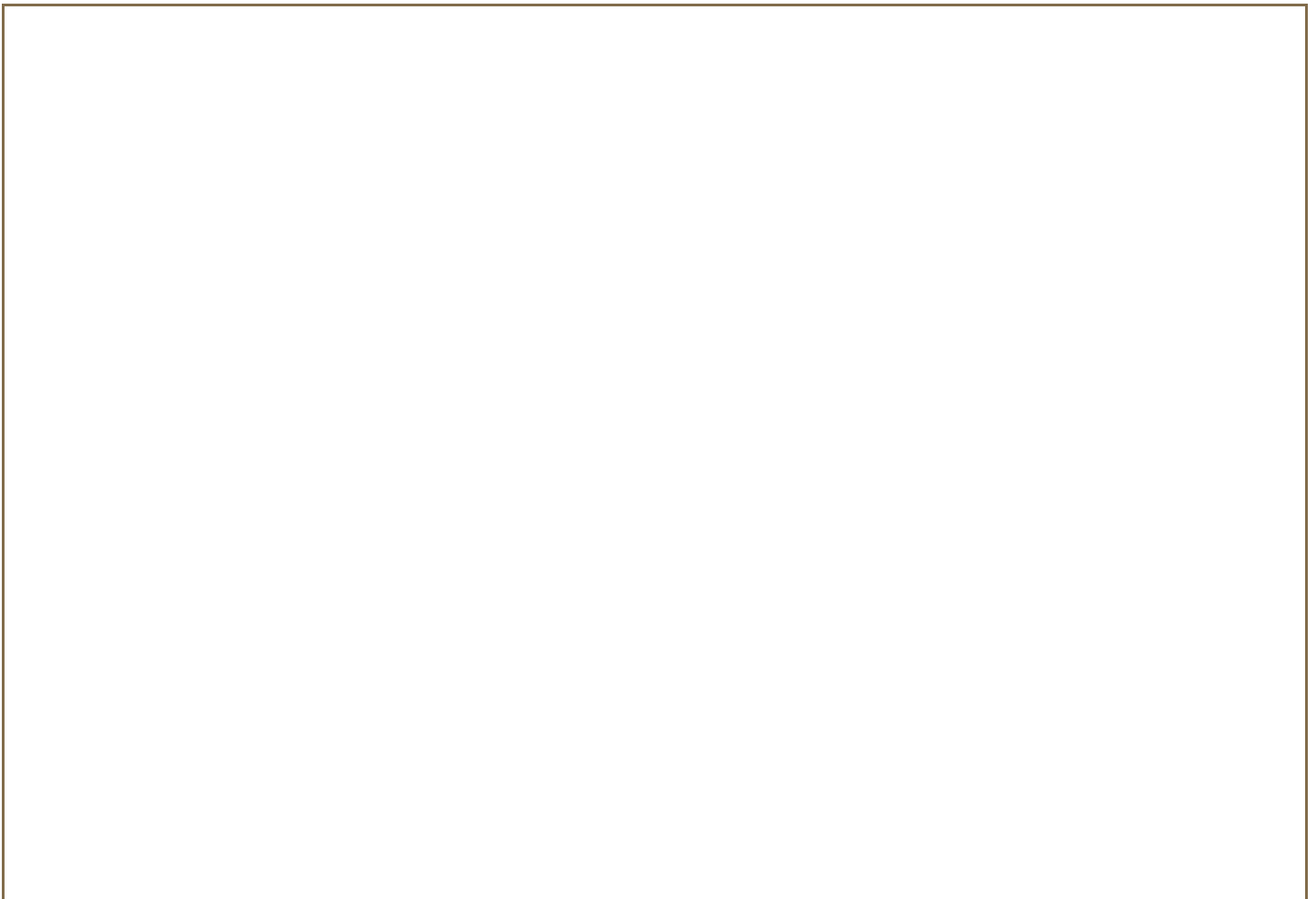
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



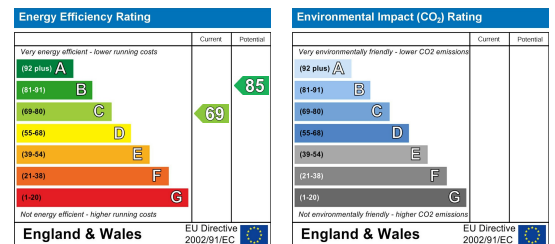
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. 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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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