



22 Glencroft Drive, Stenson Fields, DE24 3LE

£925 Per Calendar



A smartly presented two bedroom semi-detached property with spacious living room, kitchen diner and modern bathroom also with a pleasant garden, driveway and garage.



The gas centrally heated and UPVC double glazed accommodation comprises, entrance porch with coat and shoe storage space, generous sized living room with stairs leading to the first floor, rear kitchen diner.

To the first floor there is the main bedroom with built-in wardrobe, second bedroom and bathroom with shower over bath.

Externally, there is a driveway to the front and side providing off-road parking, lawned front garden. To the rear there is an enclosed pleasant garden with patio, lawn and detached garage.

The property is located close to an impressive range of local amenities and facilities, including a large supermarket, petrol station, numerous open green spaces and within close proximity to Derby City Centre and the A50 road network.

ACCOMMODATION

GROUND FLOOR

PORCH

UPVC double glazed front door, coat and shoe storage space, inner glazed door into:

LIVING ROOM

13'10" x 12'9" (4.22m x 3.89m)

A spacious reception room with stairs leading to the first floor and storage recess beneath, front facing UPVC double glazed window, laminate flooring, media connections, radiator.

KITCHEN DINER

12'8" x 9'4" (3.86m x 2.84m)

Well appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for an undercounter fridge, freezer and washing machine, concealed combination boiler, space for a table and chairs, UPVC double glazed window and French doors, laminate flooring, radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

12'8" x 9'11" (3.86m x 3.02m)

A generous bedroom with a built in wardrobe along with a deep recess suitable for a freestanding wardrobe, front facing UPVC double glazed window, radiator.

BEDROOM TWO

12'6" x 6'5" (3.81m x 1.96m)

A generous second bedroom having a rear facing UPVC double glazed window, radiator.

BATHROOM

6'6" x 6'5" (1.98m x 1.96m)

Smartly appointed with a white three piece suite comprising a panelled bath with mains chrome shower over, wash basin and WC, tiled walls and sill, vinyl flooring, UPVC double glazed window, extractor fan and chrome towel radiator.

OUTSIDE

Externally there is a driveway to front and side providing off road parking. Gated rear access into an enclosed garden with patio, lawn and detached garage.

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

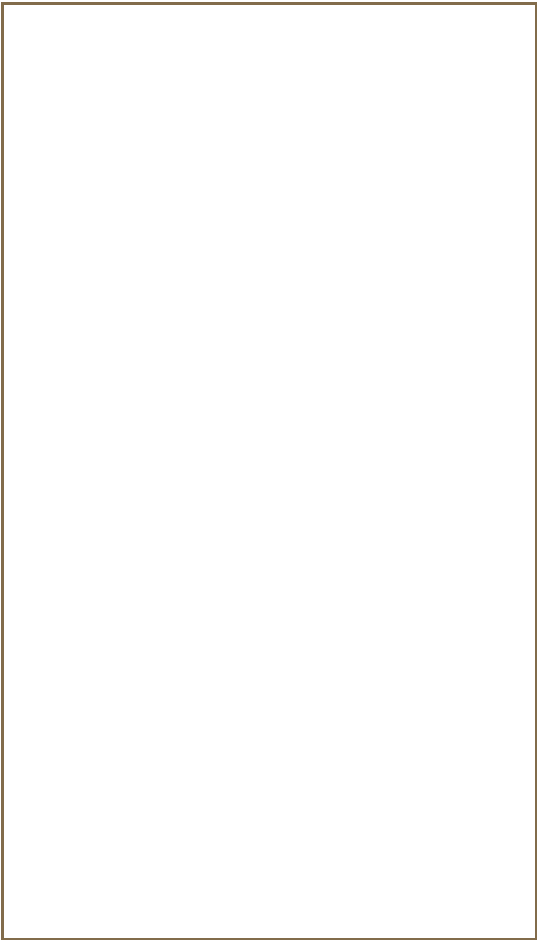
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

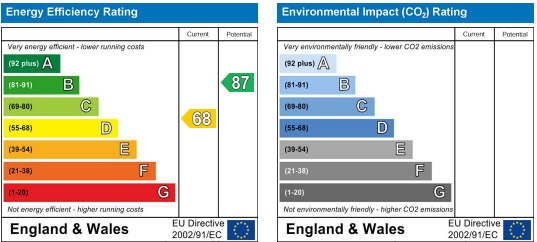
Area Map



Floor Plans



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 firms 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 off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk