

SCARGILL  
MANN & CO

EST. 1995



TO LET

16 Merlin Way, Mickleover, Derby, DE3 0SL

£1,350 Per Calendar Month

- Sealed unit double glazing
- Guest cloakroom
- Dining room/study
- Conservatory/dining area
- Two further bedrooms
- Entrance hall
- Sitting room
- Well appointed kitchen with appliances
- Master bedroom to the first floor with built in wardrobes and luxury en-suite
- Well appointed family bathroom with full suite shower cubicle

A sumptuously appointed and contemporary style three bedroom semi detached to be let on a furnished basis enjoying a well regarded location within the Mickleover Country Park development

## THE PROPERTY

Well appointed three bedroom furnished semi-detached, enjoying a well regarded location within the Mickleover Country Park development, Garage NOT included in let. EPC Rating: D. References required. Minimum 6 months tenancy. Available from 22nd April 2024.



## SITUATION

## Directions