



12 Millbank Close

Ilkeston

DE7 9HY

£1,600 Per Calendar Month

- Beautifully decorated
- Large south facing garden
- En-suite
- Quite cul-de-sac location
- Let & Managed by Scargill Mann & Co

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Available TO LET a beautifully presented, Four bedroom family home with feature bathroom and a large garden. Available from 28th August .

The property in brief; comprises of a spacious lounge, large kitchen dinner, three double bedrooms, the main bedroom with the benefit of an en suite. One single room with built in wardrobes. Fantastic designed family bathroom with feature bathtub and walk in shower cubicle. Large south facing garden with children's play area.

LOCATION

The property occupies a position in close to Ilkeston town centre, which has a comprehensive range of popular shops, cafés, gymnasiums and also within easy access of local schools and hospital.

ON THE GROUND FLOOR

HALLWAY

3.85m x 2.43m (12'7" x 7'11")

WC

Low level w.c., vanity sink with mixer tap.





KITCHEN/DINER

5.91m x 3.96m (19'4" x 12'11")

Tiled flooring, gas central heating. With stainless steel sink unit with mixer taps over, full range of base cupboards with work surfaces over, tiled surrounds, inset gas hob with extractor fan above, built-in electric oven, complimentary wall mounted cupboards, washing machine, fridge & freezer.

LOUNGE

5.95m x 3.62m (19'6" x 11'10")

Large lounge area with wooden flooring, gas central heating, well presented.

BEDROOM ONE

3.74m x 3.11m (12'3" x 10'2")

Large double, central heating radiator. Laminate flooring. En suite with shower cubicle, basin and low level toilet through sliding door.

BEDROOM TWO

3.74m x 3.26m (12'3" x 10'8")

Well-presented Double with laminate flooring, central heating radiator.

BEDROOM THREE

3.69m x 2.20m (12'1" x 7'2")

Well-presented Double with laminate flooring, central heating radiator.



BEDROOM FOUR

3.36m x 2.13m (11'0" x 6'11")

Single bedroom with built in wardrobes, could also be used as an office.

OUTSIDE & GARDENS

Driveway with space for two cars. Large south facing garden with children's play area and two sheds for storage.

DIRECTIONAL NOTE

When approaching from Ilkeston, take Heanor Road, after Granby Junior school take Summerfields Way, follow this until Lynmouth Drive and then turn left onto Millbank Close.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Pets Considered. Available from 28th August 2024.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

NO APPLICATION FEES!



DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Electric storage heaters

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

By prior appointment through Scargill Mann & Co 01332 206620.

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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	