



22 The Settlement
Ockbrook
Derby
DE72 3RJ

£825 Per Calendar Month

- Gas central heating
- Well-appointed kitchen
- Sealed unit double glazing
- Let & Managed by Scargill Mann & Co

SCARGILL
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EST. 1995

GENERAL INFORMATION

A two bedroom semi detached property, Gas central heating., sealed unit double glazing, entrance hall, lounge and separate dining room, well appointed kitchen with integrated appliances, bedroom, well fitted bathroom.

LOCATION

Ockbrook is a pleasant village on the edge of Derby, with regular bus services to Derby & Nottingham.

ACCOMMODATION

ON THE GROUND FLOOR

KITCHEN

3.57m x 2.66m (11'8" x 8'8")

Well appointed fitted kitchen with a range of base cupboards and drawers units with a matching range of wall mounted cabinets over. Work preparation surfaces with matching up-stands are inset with a stainless steel sink and side drainer unit with mixer tap over and four ring gas hob. Electric oven.

DINING ROOM

2.61m x 1.96m (8'6" x 6'5")

Wood effect vinyl flooring, radiator. Door leading to the

LOUNGE

3.56m x 3.23m (11'8" x 10'7")

Generously sized room with carpet , central heating and door leading to lawned garden to the front of the property.

TO THE FIRST FLOOR

BEDROOM ONE

3.97m x 3.23m (13'0" x 10'7")

With a window to the front with pleasant views. Radiator and ceiling light point.

BEDROOM TWO

3.19m x 1.95m (10'5" x 6'4")

With carpet, Radiator and ceiling light point.





BATHROOM

2.65m x 1.78m (8'8" x 5'10")

Fitted with w.c and wash hand basin. Shower unit with electric shower, tiled surrounds, vinyl flooring.

OUTSIDE & GARDENS

Lawned garden with established shrubs and trees, to the rear is a courtyard area with two outhouses. One as a WC and the other can be used as utility room.

DIRECTIONAL NOTE

The approach from Derby is via the A52 dual carriageway to Nottingham. Take the left hand turn into the slip road signposted Ockbrook/Borrowwash, left at the 'T' junction to Victoria Avenue and proceed into Ockbrook village. After passing the cricket ground on the left hand side take your first turning left into Bakehouse Lane, follow the road around and at the bend in the road, bear right into The Settlement (Ockbrook Moravian Private School), proceed up the hill.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now

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 -

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas central

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

By prior appointment through Scargill Mann & Co 01332 206620.

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