



## 85 Girton Way

Mickleover, Derby, DE3 9DG

**£1,650 Per Calendar Month**

A brand new four bedroom detached. Cul de sac position. gas fired central heating, UPVC double glazing, entrance hall, guest cloakroom, sitting room, dining kitchen and study. Master bedroom with en suite, three further bedrooms, family bathroom, enclosed west facing garden. Single detached garage and driveway. No smokers. EPC Rating B. Available from 17th May 2025.

- Gas fired central heating
- UPVC double glazing
- Entrance hall
- Guest cloakroom
- Sitting room
- Dining kitchen
- Study
- Master bedroom with en-suite
- Family Bathroom
- Single detached garage and driveway

### Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.



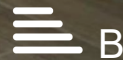
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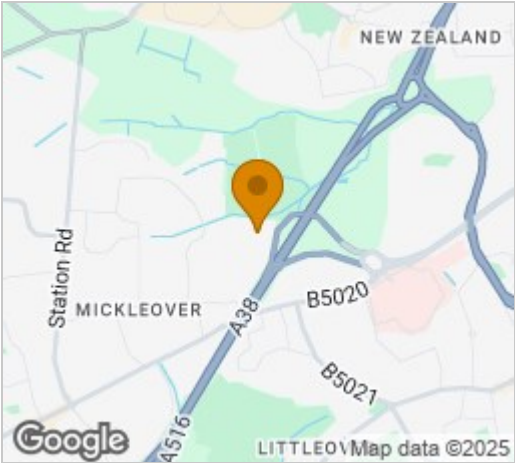


B

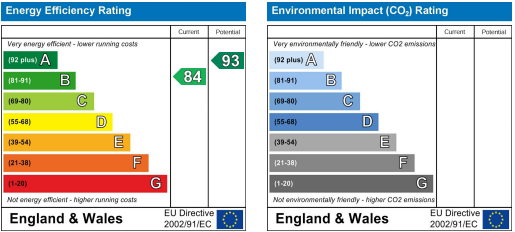
Floor Plan



Area Map



Energy Efficiency Graph



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