

SCARGILL  
MANN & Co  
EST. 1995



TO LET



Sandy Lane Farm Ashbourne Road, Kirk Langley, Ashbourne, DE6 4NS

£1,600 PCM

- NEWLY REFURBISHED
- BRAND NEW KITCHEN
- ENERGY EFFICIENT HEAT PUMP
- EASY REACH OF DERBY CITY CENTRE
- FOUR BEDROOMS
- LARGE GARDEN
- CLOSE TO LOCAL AMENITIES



## Directions

## THE PROPERTY

AVAILABLE NOW is a beautifully presented Four Bedroom Detached Farm Cottage, located just outside the village of Kirk Langley and within easy reach of Derby City Centre. LOW ENERGY BILLS with a brand-new Heat Pump. The Property has been re insulated to achieve better energy efficiency.

The property has been refurbished to a high standard and comprises of a large lounge, Brand new kitchen and Utility Room. Stairs leading to the first floor with four bedrooms and a family bathroom with shower over. The property benefits from a large garden to the rear, to the side of the property is a spacious driveway for up to four cars. Very well situated for easy access to main road routes, local amenities and public transport links a short walk away.

## SITUATION