



**40 Melrose Drive, Elstow, MK42 9FH**

**£1,250 PCM**

A well presented three bedroom detached house in a popular development in Elstow, ideal for motorists with easy links to A428/A6/M1. The property has just been redecorated throughout, new boiler and will have the benefit of a new front and back door. Good sized rear garden. Driveway, modern bathroom suite with mixer shower over. Available October 24. EPC Band C.

#### Living Room 15'10" x 10'2" (4.84 x 3.12 )

Magnolia painted walls, radiator, cream carpeting, UPVC window to front elevation with blinds and curtains included.

#### Kitchen/Diner 13'7" x 9'2" (4.16 x 2.80)

Maple coloured kitchen units with space provision and plumbing for washing machine and space for fridge/freezer. Gas hob and electric oven with extractor hood. Dishwasher supplied. Single drainer sink. New boiler. Under stairs cupboard with shelving. Back door to rear garden. UPVC window to rear elevation. Vinyl flooring.

#### Bedroom One 11'10" x 9'4" (3.62 x 2.86)

Cream carpeting, radiator, range of fitted wardrobes. Bedside cabinets included and built in dressing table/desk. Blinds and curtains included. UPVC window to rear elevation.

#### Bedroom Two 9'10" x 6'3" (3.02 x 1.93 )

Cream carpets, radiator. Blinds included

#### Bedroom Three 7'1" x 6'9" (2.16 x 2.07 )

Cream carpets, radiator. Blinds included

#### Bathroom

Fully tiled bathroom with bath tub, new shower screen and mixer shower attachment with hose and bracket. Pedestal wash hand basin and low level WC. Ceramic floor tiles. UPVC window to side elevation. Radiator.

#### Rear Garden

Mainly laid to lawn with patio area with side gate leading onto driveway. Garden shed included.

#### Agents Notes

Deposit - £1442.00

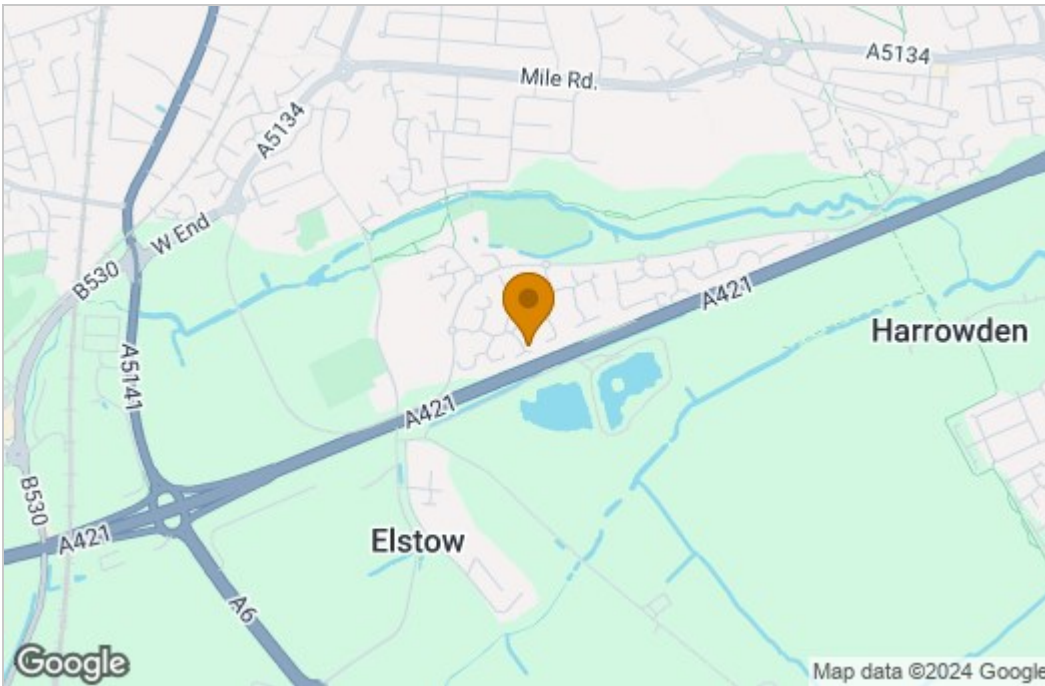
Council Tax Band - C

EPC - C

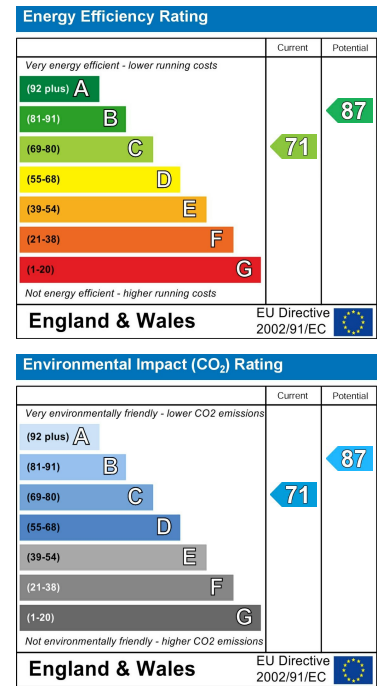
Long term rental initially 6 or 12 months

# Floor Plan

## Area Map



## Energy Efficiency Graph



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