



## **97 Stonehill, Derby, DE74 2LZ**

**£1,100 Per Month**

Welcome to Stonehill, Castle Donington, Derby - a charming location perfect for families looking for a new home. This modern semi-detached house boasts a spacious living/dining room, ideal for entertaining guests or relaxing with your loved ones. With three bedrooms, there's plenty of space for a growing family or for those who enjoy having a home office or guest room.

The property features a large living/dining room, kitchen with access to garden, family bathroom, and 3 bedrooms. One of the highlights of this property is the driveway, providing convenient parking for 2/3 vehicles and extra storage space for your belongings. Located close to St Edwards School, this home offers a great opportunity for families with young children to have a short commute to school.

Don't miss out on the chance to make this lovely house your new home. Contact us today to arrange a viewing.

#### Kitchen 8'11 x 9'10 (2.72m x 3.00m)

This kitchen benefits from a gas hob, extractor fan, oven, space for fridge freezer, washing machine and slimline dishwasher. With Karndean flooring and a large UPVC window. Door leading to side passage also.

#### Dining Room 10'6 x 9'10 (3.20m x 3.00m)

Leading from the kitchen and the lounge this room has sliding doors leading to garden decking area, gas central heated radiator and wood effect laminate flooring.

#### Lounge 12'04 x 13'11 (3.76m x 4.24m )

With modern wood flooring, TV Point, central heated radiator and large UPVC window overlooking the front garden. This lounge has plenty of natural light and is extremely spacious.

#### Master Bedroom 10'05 x 11'11 (3.18m x 3.63m)

Double bedroom with built in wardrobes, beige carpets, central heated radiator and a large UPVC window.

#### Bedroom 2 12'05 x 12'00 (3.78m x 3.66m)

Large double bedroom with beige carpets, UPVC window and central heating radiator.

#### Bedroom 3 9'01 x 7'04 (2.77m x 2.24m)

Single bedroom that would also be a ideal as a home office/dressing room. Beige carpet, central heated radiator and a UPVC Window.

#### Bathroom 6'10 x (2.08m x )



Three piece bathroom benefits from shower over corner bath, shower curtain, gas central heated radiator, and large UPVC window completed with Karndean flooring.



Floor Plan

Area Map



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Energy Efficiency Graph

