



GRANT'S
OF DERBYSHIRE

5 Lonsdale Grove, Matlock DE4 3BG
£750 Per Calendar Month

Grants of Derbyshire are pleased to offer For Rent, this lovely two bedroom, mid-terrace property, located in the popular town of Matlock. This property benefits from gas central heating, double glazing throughout, on-road parking and a lovely rear garden. The property briefly comprises: Entrance Hallway, Lounge, Dining Kitchen and Conservatory and to the first floor, two good sized Bedrooms and a Family Bathroom. Not to be missed! Please note this property is unfurnished. Available Mid November 2024



Ground Floor

The property is accessed via a shared pathway with the neighbouring property. The path leads straight to the front entrance door which provides direct access into the:

Entrance Hallway

With stairs leading to the first floor. A door opens into the:

Lounge 11'1" (max) x 11'2" (3.39m (max) x 3.42m)

A good sized room with front aspect uPVC double glazed window. Useful shelving and an opening provides access to the under stairs storage area. A further opening leads into the:

Dining Kitchen 11'4" x 11'1" (3.47m x 3.39m)

A lovely room with matching modern grey gloss wall, base and drawer units with wooden roll work top over, a butler sink with mixer tap over, an induction four burner hob with extractor over, integrated double oven with grill and a free standing fridge/freezer, washing machine and dishwasher. With a rear aspect uPVC double glazed window and a door which leads through to the:

Conservatory 8'5" x 8'4" (2.59m x 2.56m)

A lovely light room, fully fitted with uPVC double glazed windows to the sides and rear with matching door which provides access directly into the rear garden.

First Floor

With three doors leading to the two bedrooms and family bathroom.

Bedroom 1 11'1" (max) x 13'1" (3.38m (max) x 3.99m)

A good sized room with rear aspect uPVC double glazed window and fitted wardrobes. This room also has chrome sockets with USB power connections.

Bedroom 2 11'2" x 11'0" (3.41m x 3.37m)

Another good sized room with front aspect uPVC double glazed window and a handy storage cupboard. This room also has chrome sockets and a dimmer light switch and provides access to the loft via a loft hatch and pull down ladder.

Family Bathroom 8'0" x 4'9" (max) (2.45m x 1.46m (max))

A well presented, part tiled room with rear aspect uPVC double glazed obscured glass window. With a white three piece suite comprising of bath with shower over, low level flush WC and vanity style rectangular

sink. There is also a useful storage cupboard which also houses the Logic combi boiler.

Outside

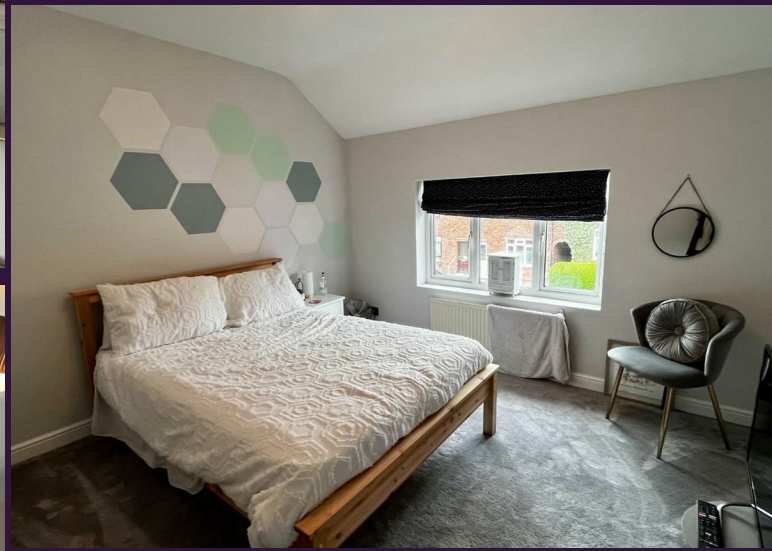
To the front of this property, there is a small garden, with fencing around and laid with pebbles for easy maintenance. To the rear, there is a quaint garden with shed and rotary dryer. The garden is part lawned and there's a small patio area, ideal for a small garden table and chairs. There is also a side garden gate which is ideal for taking the bins out and two storage cupboards, one of which houses the recently fitted fuse box.

Council Tax Information

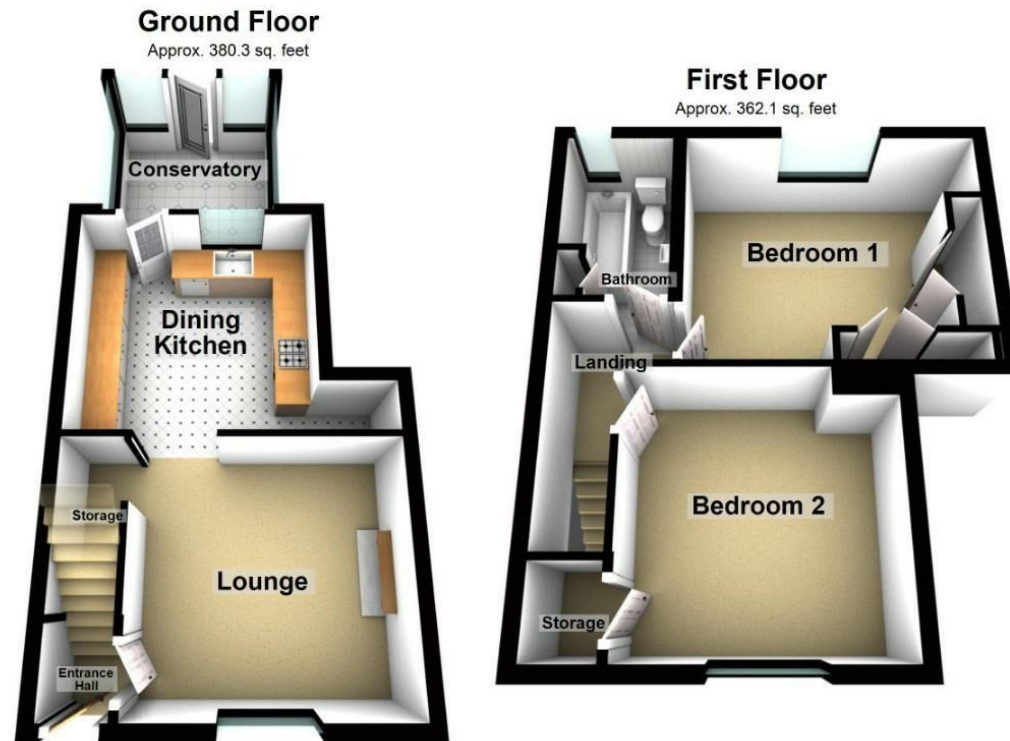
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1198 per annum.

Directional Notes

Leaving Matlock along the A6 towards Bakewell, after passing the Premier Inn, continue following the road and take the third right hand turn onto Lonsdale Grove. You'll find the property on the right hand side with our To Let board outside.







This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

