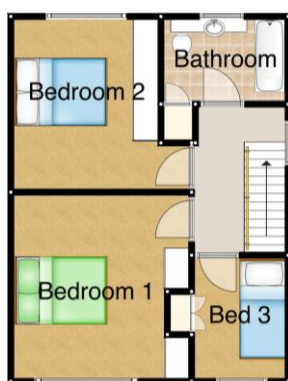




**10 Maylands, Borrowwash
Derby, DE72 3LE**

Situated within a short walk of the village centre of Borrowwash, is this three bedroom detached family house with a superb UPVC double glazed conservatory and a beautiful and private south facing rear garden. The property is well presented throughout, gas centrally heated via a combination boiler and includes a separate dining room with French double doors to the conservatory and good size fitted kitchen with a ground floor WC off. Maylands is a superb cul-de-sac location close to the wealth of amenities within the village centre and is also within walking distance of Elvaston Castle Country Park. The centres of both Nottingham and Derby are easily accessible via the A52, as is the M1 motorway and East Midlands International Airport. To the front of the property is off road parking for two large vehicles on a block paved driveway and access to a spacious carport along the right hand side of the property.



£289,950

Hallway

UPVC double glazed front door with window light, a central heating radiator, laminate flooring, staircase to the first floor, door to the sitting room and one to the kitchen at the rear.

Kitchen 16' 9" x 7' 11" (5.10m x 2.41m)

Fitted with a matching range of base and eye level units with laminate worksurfaces, cornice trims with underlighting and a composite sink drainer. There is also plumbing for a washing machine and dishwasher, space for a fridge, freezer and tumble drier, plus a double oven and a built in four ring electric hob with extractor hood over. To the rear is a UPVC double glazed window overlooking the garden, there is a UPVC double glazed back door to the side and a door leading to the ground floor WC.

Ground floor WC 4' 11" x 2' 5" (1.50m x 0.74m)

WC with wash hand basin and a window to the side.

Sitting Room 15' 0" x 11' 5" (4.57m x 3.48m)

UPVC double glazed window to front, coal effect gas fire with feature surround, a central heating radiator, coved ceiling and access to the Dining Room.

Dining Room 9' 10" x 8' 3" (2.99m x 2.51m)

UPVC double glazed French double doors to the conservatory, a central heating radiator and open plan access to the front sitting room.

Bedroom 1 12' 0" x 11' 5" (3.65m x 3.48m)

UPVC double glazed window to front, two fitted wardrobes and a central radiator.

Bedroom 2 11' 2" x 9' 10" (3.40m x 2.99m)

UPVC double glazed window to rear, a range of fitted wardrobes with sliding mirror doors and a central heating radiator.

Bedroom 3 7' 10" x 6' 4" (2.39m x 1.93m)

UPVC double glazed window to the front, a central heating radiator and a recess fitted wardrobe.

Bathroom 7' 11" x 5' 5" (2.41m x 1.65m)

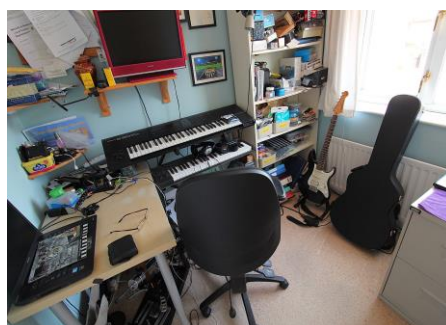
Modern fitted bathroom including a vanity unit with wash basin and cupboards under, a WC with a concealed cistern and bath with plumbed shower mixer over and glass screen. There are also stylish ceramic wall tiles, a heated towel rail and a UPVC double glazed window to the rear.

Conservatory

Good quality spacious conservatory with a glass roof, a wall mounted electric panel heater and French double doors to the rear garden.

Outside

The property is set back from the road beyond a double block paved driveway with timber gates leading to a carport at the side. The rear garden faces south, is very private and has a selection of well stocked flower beds and a level lawn.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

10 Maylands Borrowash DERBY DE72 3LE	Energy rating D	Valid until:	28 January 2035
		Certificate number:	0360-2911-2490-2225-0675
Property type		Detached house	
Total floor area		89 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.