

# 3 Bed House - Semi-Detached

£1,100 PCM

 Hindscarth Crescent, Mickleover, Derby, DE3 9NN




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UNDERGOING REFURBISHMENT - AVAILABLE END OF JULY 2024 - UNFURNISHED - £253.84 HOLDING DEPOSIT REQUIRED - £1269.23 FULL DEPOSIT - THREE BEDROOM MODERN SEMI DETACHED - TWO RECEPTION ROOMS - LARGE KITCHEN - CORNER PLOT WITH GARAGE - LITTLEOVER SCHOOL CATCHMENT - ROYAL DERBY HOSPITAL NEARBY - WALKING DISTANCE MICKLEOVER VILLAGE - COUNCIL TAX BAND C - ENERGY RATING C.

## Reception Hall

Having UPVC double glazed entrance door, ceramic tiled floor, understairs storage and radiator.

## Lounge 18'8" x 10'2" (5.71 x 3.11)



Having a laminated wood effect floor, radiator and bow window to front aspect.

## Dining Room 10'11" x 8'4" (3.34 x 2.56)



Having laminated wood effect floor, radiator and UPVC double glazed window.

## Breakfast Kitchen 15'8" x 10'5" plus recess (4.78 x 3.2 plus recess)



Having a range of wall, base and drawer units with integrated four burner gas hob together with an electric fan assisted oven and grill, integrated dish washer, wall mounted combination gas boiler, UPVC double glazed window to front aspect and UPVC double glazed French doors to rear garden.

## First Floor Landing

## Bedroom One 10'9" x 9'4" (3.29 x 2.86)



Having radiator and UPVC double glazed window.

## Bedroom Two 10'4" x 9'5" (3.16 x 2.88)



Having recessed wardrobe, radiator and UPVC double glazed window.

## Bedroom Three 7'4" x 6'1" (2.25 x 1.87)



Having radiator and UPVC double glazed window.

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## Bathroom



Having modern white three piece suite with chrome heated towel rail and UPVC double glazed window.

## Outside



The property stands on a mature corner plot, within the Littleover Community School catchment area. Established gardens to front, side and rear with a detached garage accessed off Skiddaw Drive.



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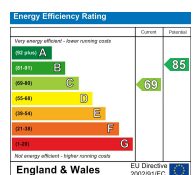
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