

4 Bed House - Detached

£1,600 PCM

 Staker Lane, Mickleover, Derby, DE3 0DJ



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AVAILABLE IMMEDIATELY - UNFURNISHED - £369.23 HOLDING DEPOSIT REQUIRED - £1846.15 FULL DEPOSIT REQUIRED ON COMMENCEMENT OF TENANCY TOGETHER WITH FIRST MONTHS RENT. Quite superb refurbished character home located on the edge of this sought after enclave, sited within its own grounds of approximately half an acre of formal gardens. An enclosed paddock can be added to the property if required by separate negotiation. The successful tenant will be responsible for the upkeep of the grounds and hedging and may suit someone looking for a lifestyle change. Central heating and double glazed with newly fitted flooring and carpets. In brief; entrance porch, reception hall, guest's cloakroom / Wc, sitting room, dining room, kitchen. On the first floor a landing leads to four bedrooms (principal bedroom with shower room en-suite) and bathroom with white suite. The bedrooms all command far reaching views. The property is approached via a long private driveway offering ample car parking together with a garage and outbuildings. Energy rating D. Council tax band E.

Entrance Porch 7'6" x 8'4" (2.29 x 2.55)



Having a UPVC double glazed entrance door and windows, quarry tiled floor and radiator. Twin multi paned internal door leads to the:-

Reception Hall



Having original Minton tiled floor, large walk in pantry (with quarry tiled floor and UPVC double glazed window to rear aspect), radiator and staircase to first floor.

Guests Cloak Rom/WC

Having white two piece suite with low flush wc and corner wash hand basin, quarry tiled floor and UPVC opaque double glazed window to rear aspect.

Sitting Room 15'0" x 12'0" (4.59 x 3.68)



Having radiator and UPVC double glazed windows to both front and side aspects.



Dining Room 14'11" x 13'10" maximum (4.56 x 4.24 maximum)



Having radiator, UPVC double glazed window to side aspect and UPVC double glazed square bay window to front aspect.

Kitchen 11'11" x 11'3" (3.65 x 3.44)



Having a range of base cupboards with laminated working surfaces, inset stainless steel sink top, quarry tiled floor, wall mounted combination gas boiler, radiator and UPVC double glazed window to side aspect.

Rear Porch

With UPVC double glazed windows and door.

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First Floor Landing



With access to roof space and UPVC double glazed window to rear aspect.

Principal Bedroom 12'0" x 10'7" (3.68 x 3.25)



Having radiator, walk in single wardrobe and two UPVC double glazed windows to both side and front aspects. A door leads to the:-



Shower Room/En Suite



Having white three piece suite comprising; low centre flush wc, pedestal wash hand basin and double shower with mains fed shower, chrome heated towel rail and ceiling LED down lighters,

Bedroom Two 13'10" x 12'4" (4.24 x 3.78)



Having radiator and UPVC double glazed windows to both side and front aspects.

Bedroom Three 12'9" x 8'5" (3.90 x 2.57)



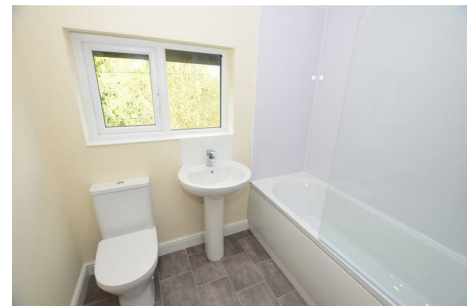
Having radiator and UPVC double glazed windows to both side and front aspects.

Bedroom Four 11'5" x 6'2" plus door recess (3.49 x 1.89 plus door recess)



Having a radiator and UPVC double glazed window to side aspect.

Bathroom 7'9" x 7'0" (2.37 x 2.14)



Having a white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with mains fed shower over, airing cupboard (housing the pressurised hot water cylinder), chrome heated towel rail and UPVC double glazed window to rear aspect.

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Outside



The property stands within mature grounds of approximately 1/2 acre, accessed via a sweeping driveway and offering car standing space together with a detached brick garage. A paddock can be made available by separate negotiation.



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