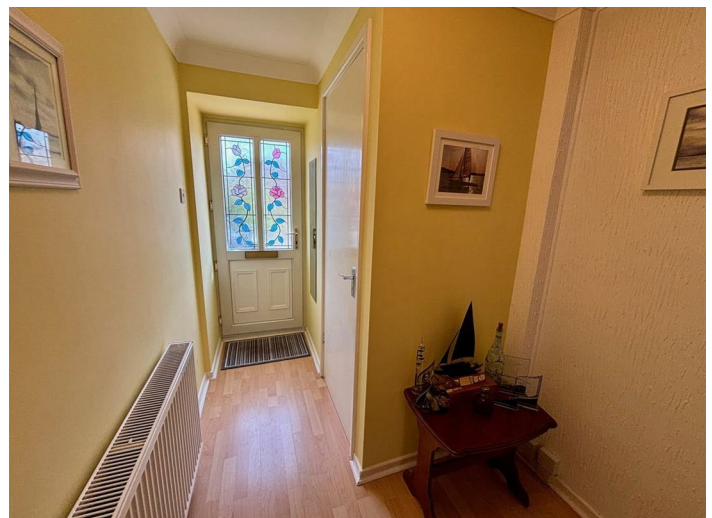


4 Bed House - Detached

£1,350 PCM

 Hindscarth Crescent, Mickleover, Derby, DE3 9NN



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4 Bed House - Detached

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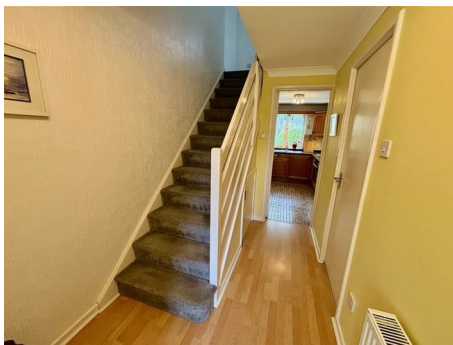
 Hindscarth Crescent, Mickleover, Derby, DE3 9NN

AVAILABLE END OF AUGUST - UNFURNISHED - £346.15 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £1730.76 REQUIRED AT COMMENCEMENT OF TENANCY PLUS FIRST MONTHS RENT - LITTLEOVER SCHOOL CATCHMENT - CLOSE TO MICKLEOVER VILLAGE - WELL CARED FOR MODERN DETACHED FAMILY HOME - FOUR BEDROOMS - TWO RECEPTION ROOMS - SEPARATE BATHROOM AND SHOWER ROOM - DELIGHTFUL MATURE GARDENS - COUNCIL TAX BAND C - ENERGY RATING C - THE PROPERTY IS CURRENTLY HAVING NEWLY FITTED CARPETS THROUGHOUT.

Reception Hall



Having UPVC opaque double glazed entrance door, laminated wood effect floor, radiator and staircase to first floor.



Guests Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and floating wall mounted corner wash hand basin with tiled splash backs, ceramic tiled floor and UPVC opaque double glazed window to front aspect.

Sitting Room 13'9" x 11'7" (4.20 x 3.55)



Having a feature period style fire surround, television and media connection points, radiator, UPVC double glazed window to front aspect. A door leads to the:-

Dining Room 10'5" x 9'0" (3.20 x 2.75)



Having a radiator and double glazed sliding patio doors giving views and access over the mature landscaped rear garden.

Breakfast Kitchen 10'7" x 8'7" (3.25 x 2.64)



Having a range of modern light oak wall and base cupboards with inset black glass four ring ceramic hob, matching electric fan assisted oven and grill, laminated working surfaces with matching breakfast bar and UPVC double glazed window to rear aspect. A timber and glazed internal door leads to the:-

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DCM



Hindscarth Crescent, Mickleover, Derby, DE3 9NN



Utility Room 8'4" x 8'2" (2.56 x 2.50)



Having a range of fitted wall and base cupboards, space and plumbing for automatic washing machine and dish washer, radiator, laminated wood effect floor, UPVC double glazed window to rear aspect, door to garage and UPVC opaque double glazed door to rear garden.

First Floor Landing

With airing cupboard (housing the preinsulated cylinder).

Principal Bedroom 10'0" x 9'7" (3.06 x 2.93)



Having a range of built in wardrobes, radiator and UPVC double glazed window to front aspect.

Bedroom Two 11'9" x 10'0" (3.60 x 3.05)



Having a range of built in bedroom furniture, radiator, access to roof space and UPVC double glazed window to rear aspect.

Bedroom Three 15'3" x 8'3" (4.65 x 2.53)



Having a laminated wood effect floor, built in furniture, radiator and UPVC double glazed window to front aspect.

Bedroom Four 9'8" x 7'7" maximum (2.95 x 2.32 maximum)



Having a bulk head storage cupboard, radiator and UPVC double glazed window to front aspect.

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Bathroom



Having a white three piece suite with tiled walls, contrasting ceramic tiled floor, radiator and UPVC opaque double glazed window to rear aspect.

Separate Shower Room



Having a two piece suite with floating sink, vanity unit and walk in shower, chrome and glass shower cabinet and door, complimentary ceramic tiled walls with contrasting ceramic tiled floor, radiator and UPVC opaque double glazed window to rear aspect.

Outside



The property is sited within the Littleover Community School catchment and close to Mickleover Village centre. To the front is an open plan lawned fore garden with rocks and shrubbery, with an adjacent block paved driveway giving car standing space for two cars and leading to the integral brick garage with electronic up and over door, internal personal door, with power and light. The rear garden is landscaped, enclosed by close panelled fencing, laid to a shaped lawn with patio area, timber decked sun terrace and mature borders.



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