



**15 Rykneld Way, Littleover, Derby, Derbyshire, DE23 4AT**

**£1,200 PCM**

Scaffolding Stone are delighted to offer 'To Let' this three bedroom detached family home situated at this sought after residential address on a quiet cul de sac in the renowned Littleover Community School catchment area. The property is well presented and neutrally decorated throughout and benefits from a large landscaped private garden to the rear. Accommodation briefly comprises; reception hallway, spacious lounge with dining area, conservatory, modern kitchen, to the first floor are two double bedrooms, one single bedroom and family bathroom. Outside are gardens to the front and rear, driveway and detached garage.

EPC rating: D (56). Deposit £1,380 and a holding deposit of £275 which will go toward the successful applicants first months rent. Council Tax Band: C



### Reception Hallway

Continuation of laminate flooring with neutrally decorated walls. Radiator, telephone socket, spot lights, smoke alarm and double glazed uPVC door with obscured glazing and brass handles. Under stairs storage cupboard with lighting, mains fuse box and gas meter.

### Lounge Dining

23'11" x 10'7" max (7.3 x 3.24 max)



Laminate flooring and neutrally decorated walls, uPVC double glazed window with sliding uPVC double glazed patio doors. Standard light fitting and wall lights, radiators. Built in fireplace with an electric fire, Wooden framed mottled glass panelled door.

### Kitchen

8'11" x 7'11" (2.72 x 2.43)



Tiled flooring and tiled walls. A variety of wall and base kitchen units with silver handles, stainless steel sink, half bowl and draining board. UPVC double glazed window, integrated electric oven, hob and extractor hood and wooden panelled door with chrome handle, uPVC double partially glazed rear door leading to the driveway,

### Conservatory

12'8" x 8'11" (3.88 x 2.74)



Laminate to flooring and half walls painted neutrally. Fan and light to ceiling, radiator and electric heater. French uPVC double glazed doors leading to the rear garden and side driveway.

### First Floor Landing

Floors are carpeted and with Laminate flooring with a wooden stair banister hand rail, loft hatch, uPVC double glazed window, spot lights to ceiling, radiator and wooden panelled doors leading to all bedrooms and bathroom. Storage cupboard with central heating boiler and wooden slatted shelves.

### Bedroom One

12'7" x 10'7" (3.85 x 3.25)



Flooring is a continuation from the landing of laminate flooring, walls are neutrally decorated, radiator, uPVC double glazed Georgian style windows, standard light with 3 lights and wooden panelled door with chrome handles.

### Bedroom Two

10'10" x 10'8" max (3.32 x 3.26 max)



Flooring is a continuation from the landing of laminate flooring, walls are neutrally decorated, radiator, uPVC double glazed window, standard light fitting and wooden panelled door with chrome handles.

### Bedroom Three

8'10" x 5'10" (2.71 x 1.79)

Laminate flooring with Georgian uPVC double glazed window, radiator, telephone socket and wooden panelled door with chrome handles.

### Family Bathroom



Having contemporary three piece suite comprising; wall-mounted wash hand basin and low flush wc with hidden cistern, panel bath with Mira electric shower over with bi fold glass shower screens, fully ceramic tiled walls, recessed spot lights to ceiling, ceramic tiled flooring, ceramic heated towel rail and Upvc opaque double glazed window to the rear aspect.

### Outside Front

To the front of the property is an ample concrete driveway with adjacent lawned fore garden with shrubs and privet hedges to boundary. The driveway then leads on to the detached brick built garage having up and over door, side personal door and window

to rear, supplied with power and light. A wooden gates gives access to rear.

### Outside Rear



A large enclosed rear garden, mainly laid to lawn with slabbed patio area access to front from both sides of the property.

### Material Information

Verified Material Information

Monthly rent: £1,300

Deposit: £1380

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: No

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway, Private, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

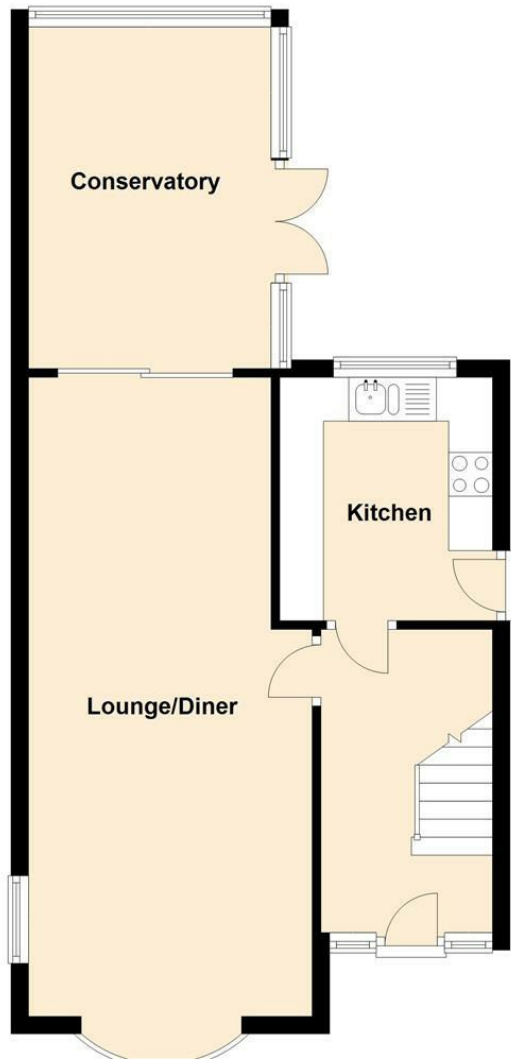
#### Location / What3Words

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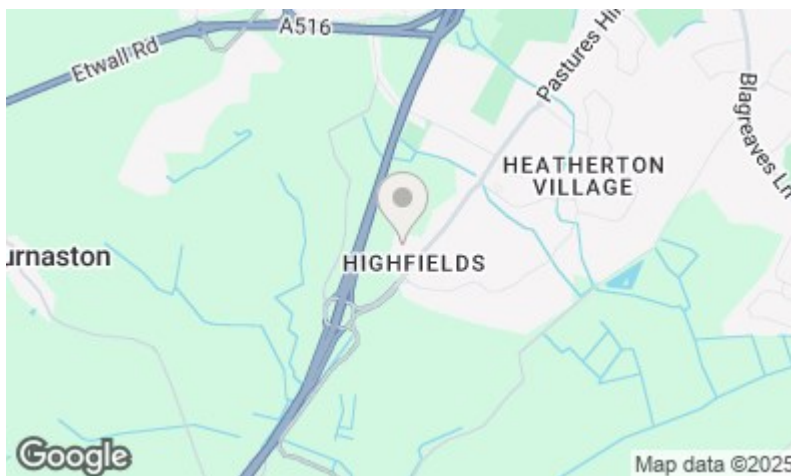
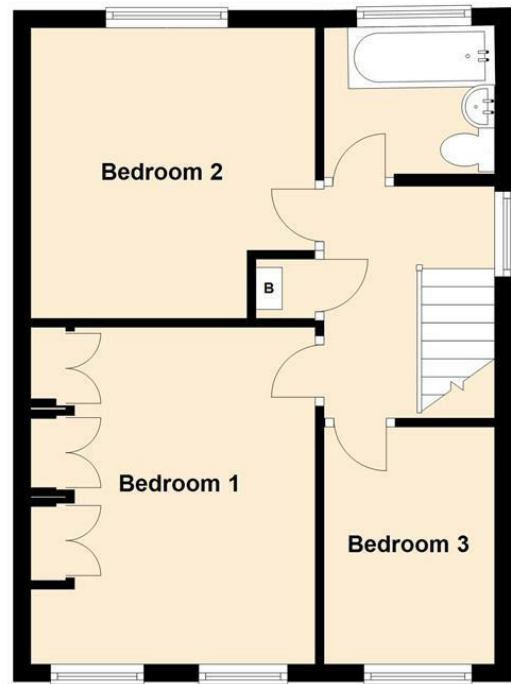




## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		56	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		55	71



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