
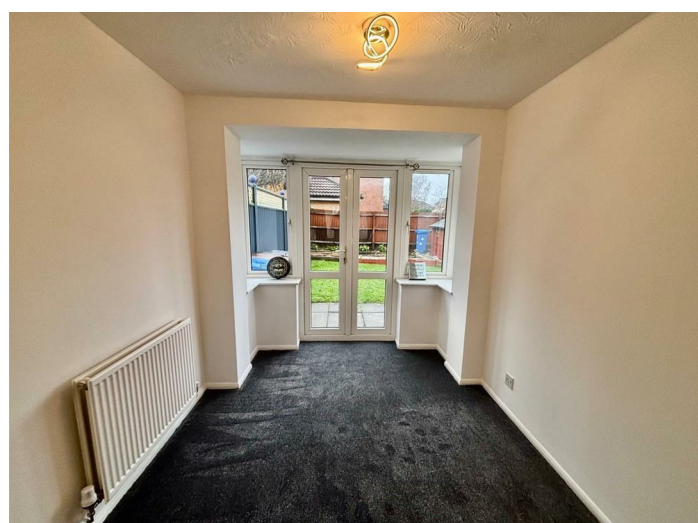


3 Bed House - Detached

£1,500 PCM

 Pulborough Gardens, Littleover, Derby, DE23 3UE




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MY PAD GROUP

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AVAILABLE IMMEDIATELY - UNFURNISHED - £346.15 HOLDING DEPOSIT - FULL DEPOSIT OF £1730.76 REQUIRED AT START OF TENANCY, PLUS FIRST MONTHS RENT - LITTLEOVER COMMUNITY SCHOOL CATCHMENT - RARELY AVAILABLE LOCATION - PREMIUM POSITION - THREE BEDROOMS - EN-SUITE TO MAIN BEDROOM - WELL CARED FOR DETACHED - FITTED KITCHEN - COUNCIL TAX BAND D - ENERGY RATING C.

Reception Hall

Having radiator, UPVC double glazed window and staircase to first floor.

Sitting Room 16'4" x 10'4" (5 x 3.15)

Having television and media connection points, feature fire surround, radiator and UPVC double glazed cant bay window to front aspect. An arch leads to the:-



Dining Room 9'6" x 7'10" (2.90 x 2.40)

Having a radiator and UPVC double glazed French doors to rear garden.



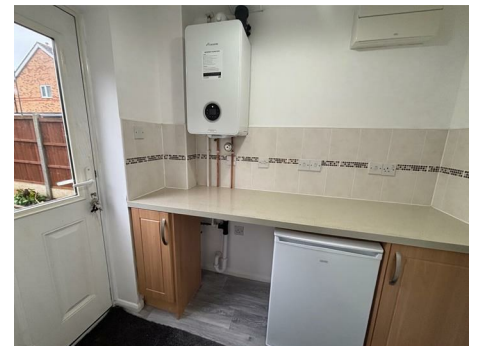
Fitted Kitchen 10'1" x 8'7" (3.08 x 2.63)

Having a range of modern wall and base cupboards, integrated four ring gas hob with electric oven and grill, canopy extractor hood with down lighter, space for larder fridge, radiator and UPVC double glazed window to rear aspect.



Utility Room 6'10" x 4'10" (2.09 x 1.49)

Having a laminated working surface, space and plumbing for automatic washing machine, wall mounted combination gas boiler and double glazed door to rear garden.



Guests Cloak Room/WC

Having modern white two piece suite with radiator and UPVC double glazed window.



First Floor Landing

With access to roof space.

Bedroom One 13'5" x 8'7" (4.09 x 2.64)


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

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Bedroom Three 10'2" x 7'11" (3.12 x 2.43)

Having radiator and UPVC double glazed window.



Shower Room/En Suite

Having modern white three piece suite with radiator and UPVC opaque double glazed window to rear aspect.



Bedroom Two 11'7" x 10'5" maximum (3.55 x 3.20 maximum)

Having radiator and UPVC double glazed window.

Main Bathroom

Having a modern white three piece suite with radiator and UPVC double glazed window.

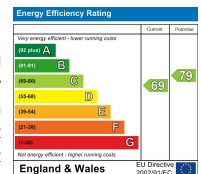


Outside

The property occupies a well tended mature corner plot, sited within the Littleover Community School catchment area. To the front is an open plan lawned for garden with adajcent two car tarmac driveway leading to an integral brick garage. The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with patio area and vegetable beds.



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