

## 2 Bed Bungalow - Detached

£1,200 PCM

 Shady Grove, Hilton, Derby, DE65 5FX



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DCM

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AVAILABLE FROM MID AUGUST - UNFURNISHED - £276.92 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £1384.61 REQUIRED AT COMMENCEMENT OF TENANCY - PLUS FIRST MONTHS RENT - SMART AND STYLISH HIGH SPECIFICATION DETACHED BUNGALOW - TWO BEDROOMS - SUPERIOR WELL EQUIPPED KITCHEN - LUXURY SHOWER ROOM - SOUGHT AFTER CUL DE SAC LOCATION - COUNCIL TAX BAND C - ENERGY RATING D.

## Reception Hall



'L' shaped and having a composite and opaque double glazed entrance door, wood grain effect laminate floor, radiator and access to roof space.

## Lounge/Dining Room 25'3" x 10'2" (7.7 x 3.12)



Having a contemporary style fire surround, television and media connection points, wood grain effect laminate floor, contemporary style radiator and double glazed sliding patio doors to rear garden.



## Fitted Kitchen 16'4" x 8'3" (5. x 2.52)



Having a range of fitted wall, base and drawer units with laminated working surfaces, inset black glass four ring ceramic hob with electric fan assisted oven and grill, space for fridge freezer, integrated slim line dish washer, wood grain effect laminate floor, ceiling LED down lighters, UPVC double glazed window and UPVC double glazed door to rear garden.



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## Shower Room



## Outside



## Bedroom One 13'6" x 10'11" (4.14 x 3.34)



Having white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in shower with fixed head main fed drench shower, together with hand held shower attachment, complimentary ceramic part tiled walls, heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

The property occupies a delightful cul-de-sac, non estate position, at this popular residential address. To the front is a lawned fore garden with adjacent tarmac driveway giving car standing space and leading to the detached brick garage (having motorised electronic door, power and light). The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with patio area and shrubbed borders.

Having a built in wardrobe, two radiators and UPVC double glazed bow window to front aspect.

## Bedroom Two 9'7" x 8'11" (2.93 x 2.74)



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

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