





22 WINDMILL HILL LANE
DERBY, DE22 3BN

£2,080 PER MONTH

** STUDENTS FOR 2027/28, SECURE TODAY- INCLUDE BILLS** The SLS are excited to present this CHARMING, fully furnished student house share for the 2025/2026 academic year! This INCREDIBLE four-bedroom home is ideal for groups, offering a prime central location being walking distance to the university, city center, and local bars.

The Kitchen is Stunningly Spacious and Fully Equipped, featuring quality appliances, ample storage, and a sleek period design—making it an ideal space for cooking and spending time with Housemates.

The high celling living room, is perfect for socialising or relaxing after a long day. Gather together to unwind or enjoy a movie night in this inviting space!

Each of the SPACIOUS 4 bedrooms are equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs – all presented to a great standard.

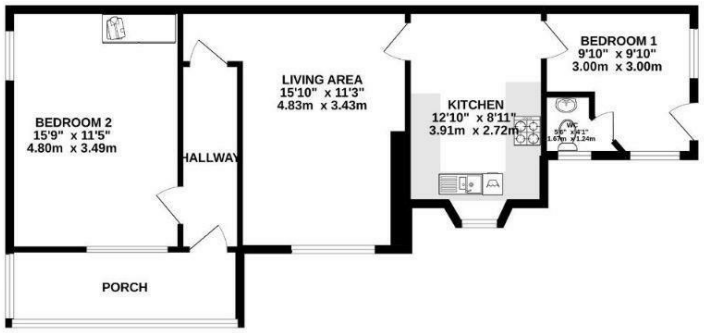
With this property you no longer need to fight over whose turn it is in the bathroom, at this property comes with 2 private toilets and 2 private shower units.

PRIVATE parking for 2 cars, PRIVATE gateway, PRIVATE entrance. You could not wish for a more secure property!!

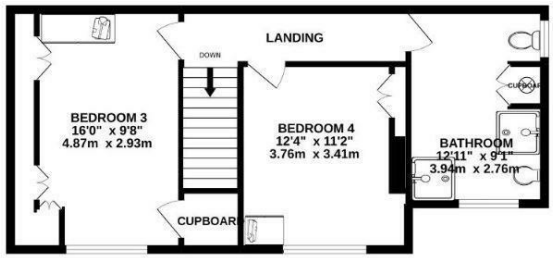
The house is ideally situated just a 10-minute walk from Derby University and is close to bars and local shops conveniently located just around the corner.

THE STUDENT LETTING SPECIALIST

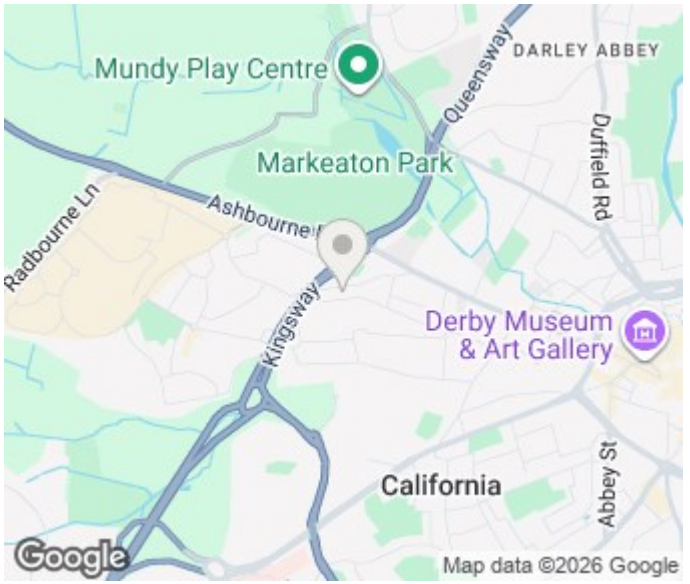
GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.

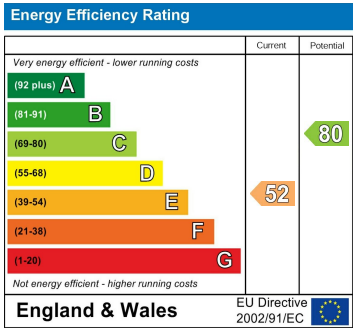


1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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