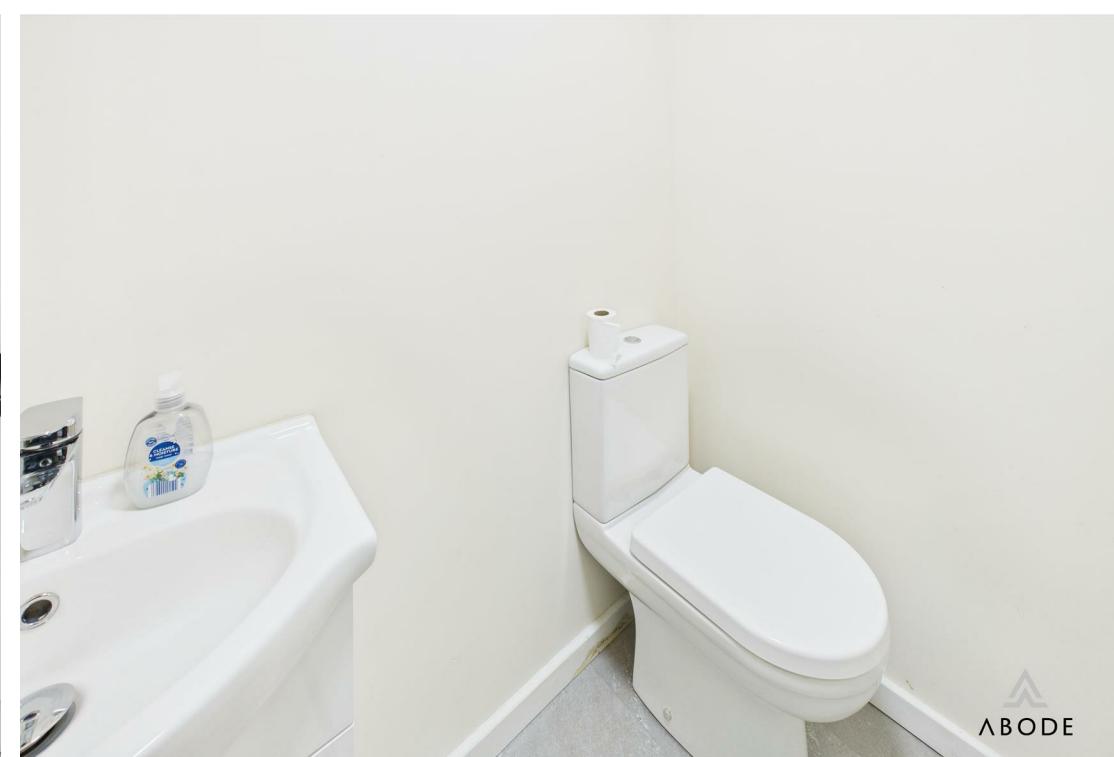


47 Pinfold Lane, Derby, DE65 6GH

£1,450 PCM





This beautifully arranged four-bedroom semi-detached home offers an impressive 103.6 m² (1,116 ft²) of modern and practical living space, perfectly suited to family life. The layout is thoughtfully designed, providing a balance of open, bright rooms and essential functional areas.

On the ground floor, the property features two generously sized reception rooms. Both benefit from excellent natural light, creating comfortable and versatile spaces that can be used for relaxing, entertaining, or family activities. The modern kitchen sits toward the rear of the home and offers ample worktop space with convenient access to the outdoor areas. Adjoining the kitchen is a separate utility room, providing additional storage and practicality, along with a useful ground-floor WC.

The first floor hosts four well-proportioned bedrooms, making the home ideal for families or anyone needing extra space for guests or a home office. The principal bedroom includes its own private en-suite shower room, offering a touch of convenience and privacy. The remaining bedrooms are served by a contemporary family bathroom. A spacious central landing further enhances the sense of openness on this level.

Overall, this inviting property combines multiple reception areas, modern amenities, and four comfortable bedrooms to create a home that is both functional and welcoming.



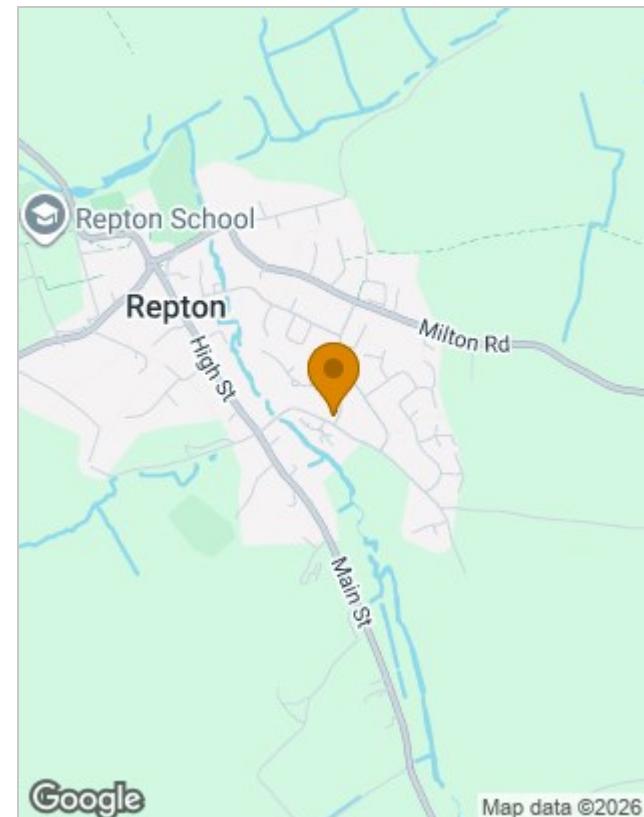




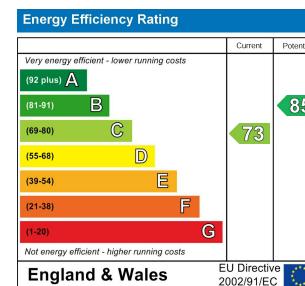
Floor Plans



Location Map



Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.