



## Manor Cottage 3 Dale Road, Stanton By Dale, Ilkeston, DE7 4QF

£2,500 PCM

- 2 Bathrooms
- 4 Bedrooms
- Large Garden
- Unfurnished Property
- Stanton by Dale
- 2 Receptions
- Garage Parking
- Children Welcome
- Cottage

# Manor Cottage 3 Dale Road, Stanton By Dale DE7

10F

A traditional unfurnished four double bedroom barn conversion at the heart of Stanton Village. The property includes FGCH, double glazing, private and beautifully presented gardens.

The accommodation comprises: reception hallway, ground floor cloaks room/WC, generously proportioned study, dining room, central feature lounge, refitted good sized dining kitchen (with hob, oven and dishwasher).

To the first floor, four double bedrooms (master with en-suite bathroom & shower) and further family shower room

An ideal professional let in a rural village location.

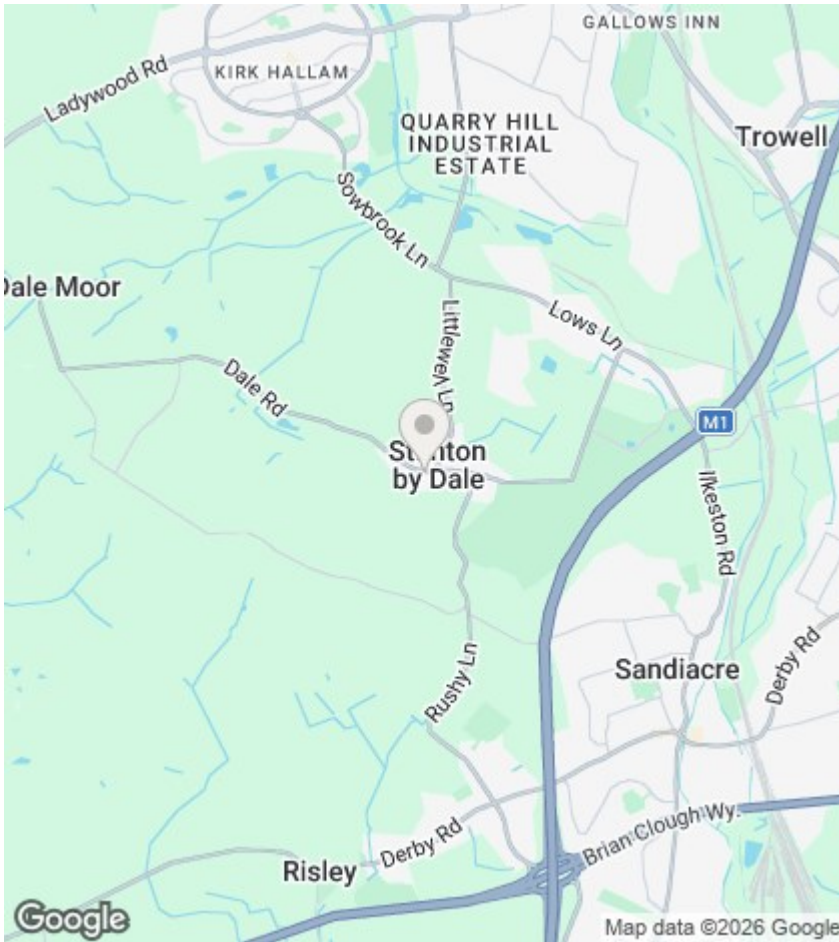
Available with 4 weeks` notice. Accompanied Viewing.



Council Tax Band: G







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

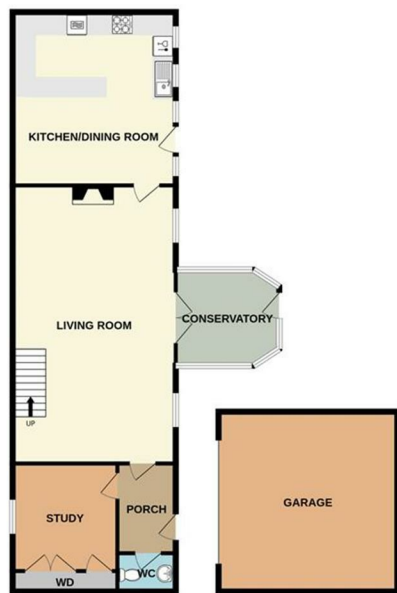
## EPC Rating:

D

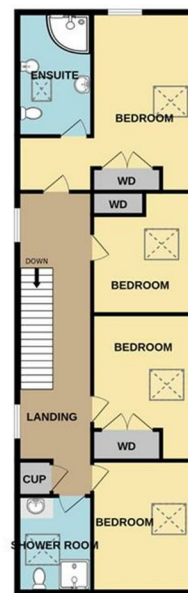
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan CCDC