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5 Melton Avenue  
Littleover  
Derby  
Derbyshire  
DE23 1FY

Per Month  
£1,200 Per Month

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- Three bedrooms
- Large private garden
- Garage
- LET & MANAGED BY SCARGILL MANN & CO

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Traditionally styled three bedroom semi detached property, which has recently been upgraded to provide easy to manage and comfortable accommodation, offering the benefits of gas central heating and double glazing.

The property is within walking distance of a full range of local schools, shops and regular bus services to Derby City centre.

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An internal inspection will reveal enclosed porch, good sized entrance hall, lounge to the rear with feature fireplace incorporating gas fire, dining room, fitted kitchen, separate utility room with access to the rear garden, three bedrooms to the first floor and a family bathroom.

Low maintenance garden to the rear and an attached garage and driveway to the front of the property.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE PORCH

UPVC door to front providing access to:





#### ENTRANCE HALL

Oak blocked flooring, useful understairs storage cupboard and stairs leading to the first floor.

#### LOUNGE TO REAR

11' x 11'

With decorative feature fireplace incorporating gas fire, French door with glazed side screens, picture rail and radiator.

#### DINING ROOM FRONT

11' x 11'

Brick feature fireplace hearth and mantel, picture rail, radiator and bay window to the front.

#### FITTED KITCHEN

7' x 7'

Inset sink unit and base cupboard under with a range of base and drawer units with surfaces over, tiled surrounds, complimentary wall mounted cupboards, inset gas hob with extractor hood over, built in electric oven and grill, tiled flooring and door to the rear.

#### UTILITY ROOM

2.91m x 2m

Plumbing for automatic washing machine, tumble dryer point, gas cooker, extractor and door to the rear.

#### ON THE FIRST FLOOR

#### LANDING

#### BEDROOM ONE

11' x 11'

Radiator and laminated flooring.

#### BEDROOM TWO

11' x 11'

Radiator and laminated flooring.

#### BEDROOM THREE

Radiator and laminated flooring.

#### FAMILY BATHROOM

Low level w.c., pedestal wash hand basin, panel bath with full tiled surrounds, built in airing cupboard and radiator.

#### OUTSIDE

To the rear of the property there is a delightful low maintenance garden with raised patio, feature ornamental rockery and lower level lawns.

There is off road car parking to the front of the property leading to:

#### ATTACHED GARAGE

2.25m x 4.9m

Power, lighting and up and over door.

#### DIRECTIONAL NOTE

From Derby proceed along the Burton Road A38 travelling through

Littleover to the island by Derby High School then turn left in to Hillsway. At the T junction turn right in to The Hollow, which becomes Blagreaves Lane. After one mile turn left into Kegworth Avenue and at the T junction turn right in to Melton Avenue and the property will be located on the right hand side identified by our to let board.

#### SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 5th December 2025.

#### PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

#### DEPOSIT

5 Weeks Rent.

#### VIEWING

By appointment through Scargill Mann & Co on 01332 206620.

**SALES OFFICE**

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT  
T: 01283 548194 /01332 208820  
E: sales@scargillmann.co.uk

**LETTINGS OFFICE**

17 Mallard Way  
Pride Park  
Derby  
DE24 8GX  
T: 01332 206620  
E: lettings@scargillmann.co.uk

