



## 12 Grasmere Crescent, Sinfin, Derby, DE24 9HS

**£1,200 Per Calendar  
Month**



Situated in the heart of Derby, a short drive from the local facilities and the vibrant city centre, this is a beautifully presented three bedroom semi detached property which benefits from gas central heating, double glazing and a delightful garden to the rear.



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Internally the accommodation comprises an entrance hall with staircase to the first floor, lounge and large dining kitchen with a kitchen area and separate space for use as a dining/sitting room. To the first floor are three good size bedrooms and a recently modernised bathroom with shower.

Outside the property benefits from a generous lawn garden to the rear with patio areas and there is gated access to the side. To the front there is a driveway with car standing.

The property is situated within a much sought after area of Derby within a short distance of local shopping facilities and easy reach of the vibrant city centre with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly placed for ease of access to the ring road giving onward travel to the A50, A52 and M1 corridor.

This property would ideally suit a family looking for a spacious home which should be viewed to be fully appreciated.

### ACCOMMODATION

Entering the property through double glazed door into:

#### ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, radiator and useful understairs storage cupboard.

#### LOUNGE

11' x 11'7" (3.35m x 3.53m)

(Measurement taken to the centre of the bay window)

With walk in bay window, decorative alcove and radiator.

### DINING KITCHEN

11'10" x 17'4" (3.61m x 5.28m)

This room is the focal point of the property and has an area set aside as the kitchen with open plan access to a dining room/sitting room area.

The kitchen has a range of work surface/preparation areas, wall and base cupboards and there is an integrated oven, hob and extractor. There is a sink unit with mixer tap beneath a double glazed window over the rear garden, integrated fridge, integrated freezer, integrated washing machine and useful drawers.

To the far side of the room is a area set aside for a dining /sitting room furniture and there is a mounting for a TV, panelling and double glazed door to the garden.

### TO THE FIRST FLOOR

#### SPACIOUS LANDING

With access to the loft.

#### BEDROOM ONE

11'9" x 11'10" (3.58m x 3.61m)

(Measurement taken to the centre of the bay window)

With bay window and radiator.

#### BEDROOM TWO

11'3" x 3'10" (3.43m x 1.17m)

With double glazed window to the rear elevation and radiator.

#### BEDROOM THREE

8'5" x 8'4" (2.57m x 2.54m)

With double glazed window and radiator.

#### BATHROOM

5'11" x 5'9" (1.80m x 1.75m)

Modern bathroom with low level WC, wash

handbasin with storage cupboard beneath, bath with shower attachment over, complementary tiling, port hole window, further double glazed window and heated towel rail.

### **OUTSIDE**

Outside the property benefits from a generous garden to the rear which is laid to lawn and there are two patio areas, mature trees and gated access to the side.

To the front there is car standing.

### **PLEASE NOTE**

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure

the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

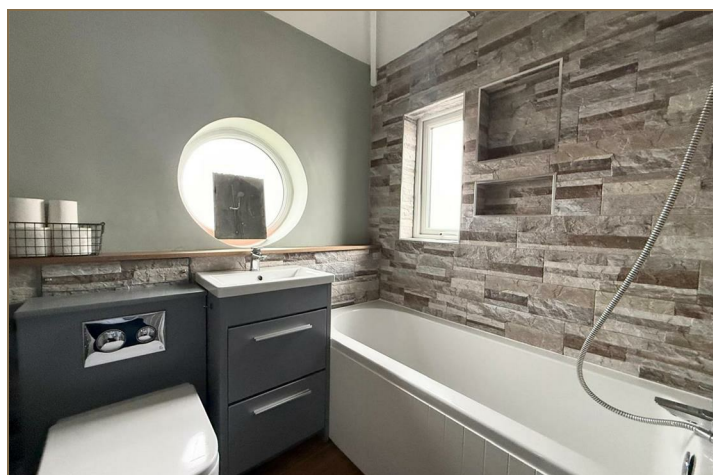
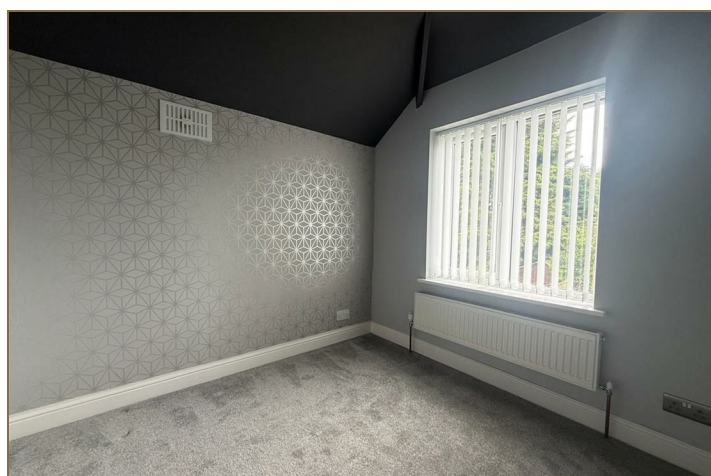
(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

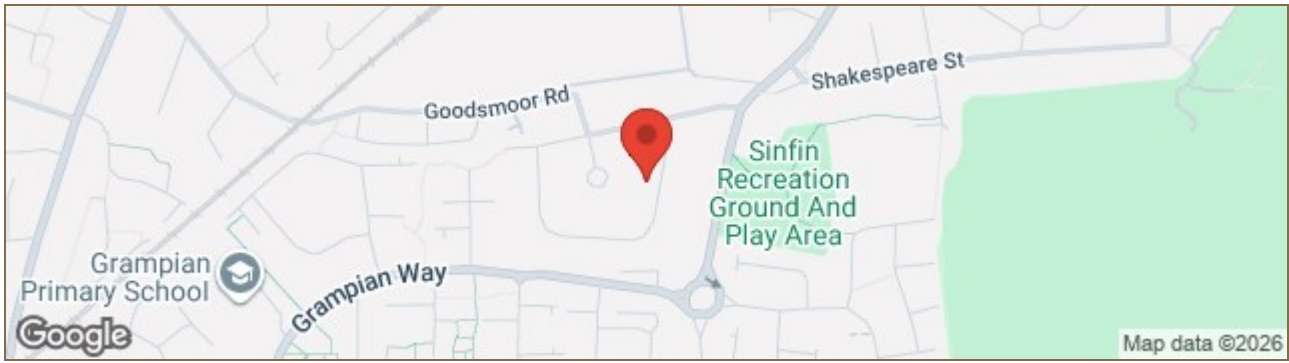
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



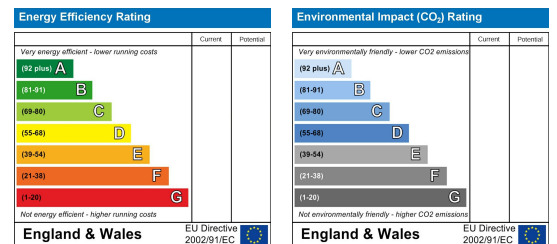
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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