

2 Bed House - Detached

£1,200 PCM

 Sinfin Avenue, Shelton Lock, Derby, DE24 9QB



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed House - Detached

£1,200

DCM

 Sinfin Avenue, Shelton Lock, Derby, DE24 9QB

AVAILABLE EARLY OCTOBER - UNFURNISHED - £276.92 HOLDING DEPOSIT REQUIRED - £1384.61 FULL DEPOSIT. Smart and stylish modern two bedroom detached home located close to Rolls Royce and offering easy access to major road networks. Gas central heating and UPVC double glazing. In brief; reception hall, sitting room, fitted kitchen. On the first floor a landing leads to two double bedrooms and modern shower room. Outside is a driveway and well tended gardens. Council tax band B. Energy rating C.

Reception Hall

Having UPVC opaque double glazed entrance door, laminated wood effect floor and radiator.

Sitting Room 13'5" x 13'3"
maximum (4.09 x 4.06
maximum)



Having a laminated wood effect floor, television and media connection points, radiator, UPVC double glazed French doors to rear, UPVC double glazed window to front aspect and staircase to first floor.



Dining Kitchen 8'11" x 13'2"
(2.74 x 4.03)



Having a range of handlesless fitted wall, base and drawer units, inset black glass ceramic four ring hob with electric oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, concealed combination gas boiler, ceramic tiled floor, radiator, UPVC double glazed windows to front and rear aspects and UPVC double glazed window to side.



First Floor Landing

With UPVC double glazed window.

Principal Bedroom 13'3" x 10'3"
(4.05 x 3.13)



Having a deep wardrobe with bulk head storage, radiator and UPVC double glazed windows.

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed House - Detached

£1,200

DCM

 Sinfin Avenue, Shelton Lock, Derby, DE24 9QB



Bedroom Two 9'2" x 7'0" plus door recess (2.81 x 2.14 plus door recess)



Having access to roof space, radiator and UPVC double glazed window.

Shower Room



Having modern contemporary white three piece suite with drench shower, complimentary ceramic tiled splash backs with contrasting

ceramic tiled floor, heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to front aspect.

Outside



Occupying a well tended plot at this popular residential address. To the front is a fenced boundary with lawned fore garden and drive giving car standing space. Gated side access leads to further car parking space with the rear garden being enclosed by close panelled fencing and laid to lawn.

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co.**
EST. 2012
MY PAD GROUP

2 Bed House - Detached

£1,200

 Sinfin Avenue, Shelton Lock, Derby, DE24 9QB

DCM

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written

