



House - Detached

**34 SWEET LEYS WAY,  
MELBOURNE, DERBY,  
DE73 8LE**

Per Month

**£1,500 Per**

#### FEATURES

- Detached house in sought after Melbourne
- Good sized lounge
- Contemporary decor throughout
- Driveway for two vehicles & single garage
- Large kitchen diner with integrated appliances
- Three bedrooms, ensuite & family bathroom
- Enclosed rear garden with patio
- Gas central heating & double glazing



**HOWKINS &  
HARRISON**

# 3 Bedroom House - Detached located in Derby

Available to let is this stunning detached house located on Sweet Leys Way in the highly sought after village of Melbourne, Derbyshire. This modern property offers a generous living space, making it an ideal family home.

The heart of the home is undoubtedly the large, modern kitchen diner with integrated fridge freezer, dishwasher and oven, plus ample space for a dining table. Additionally, a separate lounge offers a cosy retreat for relaxation.

The house features three well-proportioned bedrooms, including a useful dressing area with wardrobes and an ensuite bathroom. The family bathroom is stylishly designed, catering to the needs of a busy household.

Outside, the property boasts a driveway that accommodates two cars, along with a single garage for extra storage or parking. The enclosed garden is private and low maintenance and is complemented by a lovely patio area for outdoor dining.

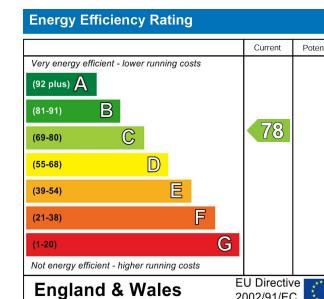
The property benefits from gas central heating and double glazing, it is unfurnished and is available NOW.

Call us on  
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[howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

**Council Tax Band**

**D**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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HARRISON**