

## 3 Bed House - Semi-Detached

£1,200 PCM

 Finney Lane, Mickleover, Derby, DE3 0GZ



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AVAILABLE IMMEDIATELY - UNFURNISHED - £276.92 HOLDING DEPOSIT SECURES - FULL DEPOSIT OF £1384.61 REQUIRED ON COMMENCEMENT OF TENANCY, PLUS FIRST MONTHS RENT - HIGH SPECIFICATION THREE BEDROOM SEMI DETACHED - EDGE OF DEVELOPMENT - COUNCIL TAX BAND C - ENERGY RATING B - TWO CAR DRIVEWAY - NEWLY DECORATED TO A HIGH STANDARD.

## Reception Hall

Having composite and opaque double glazed entrance door, radiator, vinyl floor and staircase to first floor.

## Sitting Room 14'4" x 11'11" (4.38 x 3.64)

Having television and media connection points, two radiators, vinyl floor deep understairs storage cupboard and UPVC double glazed window to front aspect. (Please note the current television bracket can be removed.)



## Dining Kitchen 12'2" x 11'11" (3.73 x 3.64)

Having a full range of high gloss modern wall, base and drawer units with integrated appliances to include a AEG black glass induction hob, dish washer, electric fan assisted oven and grill, larder fridge and freezer, vinyl floor, radiator, ceiling LED down lighters and UPVC double glazed windows and matching French doors giving views and access over the rear garden. An open arch leads to the:-



## Utility Area

Having a range of high gloss cupboards, integrated Ideal wall mounted combination gas boiler and space and plumbing for automatic washing machine.

## Guests Cloak Room/WC

Having white modern two piece suite, vinyl floor, tiled splash backs and radiator.



## First Floor Landing

## Bedroom One 9'7" x 9'1" (2.93 x 2.77)

Having a recessed built in wardrobe,

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radiator and UPVC double glazed window to rear aspect.  
(Please note the current television bracket can be removed).



**Bedroom Two 10'1" x 8'10"**  
**(3.09 x 2.70)**  
Having radiator and UPVC double glazed window to front aspect.



## Outside

The property occupies arguably one of the best locations, at this popular enclave and is sited on a westerly facing plot. To the front is a shrubbed borders with an adjacent tarmac driveway giving car standing space for two cars. A wooden access gate in turn leads to the rear garden, enclosed by close panelled fencing, laid to lawn with patio area, cold water tap, electric point and security lighting.



**Bedroom Three 6'6" x 6'11"**  
**plus deep recess (1.99 x 2.11**  
**plus deep recess)**  
Having a bulk head storage cupboard, radiator and UPVC double glazed window.



## Shower Room/En Suite

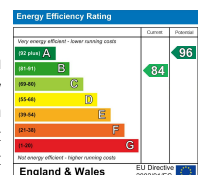
Having modern white three piece suite with mains fed shower, radiator and UPVC double glazed window to rear aspect.



## Bathroom

Having a modern white three piece suite with shower attachment and mixer tap over bath, white enamel heated towel rail and UPVC opaque double glazed window to side aspect.

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