



# AUSTIN PROPERTY

## MANAGEMENT SERVICES LTD



### 143 Meadow Lane

Chaddesden, Derby, DE21 6PA

£1,100



A newly decorated 3 bedroomed unfurnished detached house with gas central heating, upvc double glazing, ample driveway parking & GARAGE. The Acc. comprises: entrance area, lounge, breakfast kitchen, 3 bedrooms & bathroom with shower. To the rear is a low maintenance garden.



The Accommodation comprises:

Upvc part glazed front entrance door to -

**Entrance area**

with beige fitted carpet.

**Lounge**

14'9" x 10'6" (4.50m x 3.20m)

with upvc double glazed window to front with curtain track, venetian blind over, double central heating radiator, telephone point, television aerial and beige fitted carpet.

**Breakfast kitchen**

13'3" x 9'4" (4.04m x 2.84m)

with range of Oak base and wall units, grey rolled edge worktops with tiled splashback and inset 1 ½ bowl composite sink and drainer unit. Integrated single electric oven with electric hob and extractor hood over. Integrated fridge/freezer. Upvc double glazed window to rear with venetian blind over, Baxi gas fired combination boiler, double central heating radiator and beige tiled flooring. Upvc double glazed obscured to rear garden.

**Stairs & landing**

with single central heating radiator, smoke alarm, cupboard and beige fitted carpet.

**Bedroom 1**

13'3" x 8'3" (4.04m x 2.51m)

with upvc double glazed window to rear with curtain track and roller blind over, single central heating radiator and beige fitted carpet.

**Bedroom 2**

9'5" x 6'9" (2.87m x 2.06m)

with upvc double glazed window to front with curtain track and curtains over, single central heating radiator and beige fitted carpet.

**Bedroom 3**

6'3" x 5'8" (1.91m x 1.73m)

with upvc double glazed window to front with curtain track and curtains over, single central heating radiator and beige fitted carpet.

**Bathroom**

with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround and mixer shower over. Upvc double glazed obscured window to side, mirrored bathroom cabinet, single central heating radiator and beige tiled flooring.

**Outside**

To the front and side there is driveway parking for several cars leading to a detached garage with up and over door.

To the rear there is a lawned garden.

**Additional information**

HOLDING DEPOSIT £250.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

