

21 Station Road
Borrowash
Derby
DE72 3LG

Per Calendar Month
£1,250 Per Calendar Month

- Gas fired central heating
- Sealed unit double glazing
- Entrance hall
- Sitting room with feature fireplace
- Dining room
- Breakfast kitchen
- Three double bedrooms to the first floor
- Well-appointed family bathroom
- Enclosed rear garden
- Off-street gated car standing

SCARGILL MANN & Co
EST. 1995

GENERAL INFORMATION

Enjoying a highly convenient position within a favourable location, this deceptively spacious three double bedroomed period residence offers light and spacious living accommodation with the added benefit of gas fired central heating and sealed unit double glazing throughout. The accommodation briefly comprises entrance hall, sitting room with feature fireplace, dining room and a breakfast kitchen. To the first floor there are three double bedrooms and a well appointed family bathroom with full suite and shower

To the rear of the property is an enclosed garden with gated off street car standing. Additional parking is also found to the front.

LOCATION

Borrowash has a choice of facilities and amenities including a range of shops, reputable public houses and link road ensure fast access to the A52 connecting to Nottingham and Derby.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With wood grain effect laminate flooring, central heating radiator, obscure UPVC double glazed and panelled entrance door, staircase leading to the first floor with useful understairs store cupboard. Doorway leads to:-

SITTING ROOM

4.95m x 4.56m

With feature sealed unit double glazed bay window to the front, two central heating radiators, feature fireplace, TV aerial point and period coving.















DINING ROOM
4.34m x 3.62m
With central heating radiator, feature fireplace and UPVC double glazed window to the rear.

BREAKFAST AREA
3.26m x 2.48m
With wood grain effect laminate flooring, useful built-in storage cupboards, sealed unit double glazed windows to both side and rear elevations.

KITCHEN
4.96m x 1.80m
With fitted base, wall and drawer units, roll edge wood grain effect laminated work surfaces with inset stainless steel 1½ basin sink unit with draining board, built-in four ring gas hob, integrated electric fan assisted oven with stainless steel extractor hood over, plumbing suitable for an automatic washing machine, floor tiling, double central heating radiator and sealed unit double glazed window and door providing access to the rear garden. Useful pantry with fitted shelving. Cupboard housed gas combination boiler which services the central heating and hot water systems,

TO THE FIRST FLOOR

SEMI-GALLERIED LANDING
With UPVC double glazed window to the side. Doorway leads to:-

BEDROOM ONE
4.62m x 4.29m
With decorative period fireplace, central heating radiator and sealed unit double glazed window in UPVC frame to the front.

BEDROOM TWO
4.32m x 3.34m
With fitted wardrobe, central heating radiator and sealed unit double glazed window with pleasant aspect to the rear.

BEDROOM THREE
3.24m x 2.85m
With central heating radiator and UPVC double glazed window to the rear.

FAMILY BATHROOM
With full suite comprising, panelled bath with thermostatic mixer shower over, low flush w.c., pedestal wash hand basin with mixer tap in chrome, complementary wall and floor tiling, centrally heated ladder style towel rail and obscure UPVC double glazed window to the front elevation.

OUTSIDE & GARDENS
Directly to the rear of the property, is an extensive, enclosed garden, gravelled and patio area, full lawned area and gated access providing off-street car standing. Further useful workshop/store is to be included within the rent.

DIRECTIONAL NOTE
The approach from our Derby Office is to proceed out of the city along the A52 heading east towards Borrowash. Bear left as signposted for Borrowash, continue over the A52 and proceed along Victoria Avenue into Borrowash. At the junction, turn left into Nottingham Road and immediately turn right into Station Road where the property is located on the left hand side.

SPECIFIC REQUIREMENTS
The property is to be let unfurnished. No smokers. Available from 23rd November 2026.

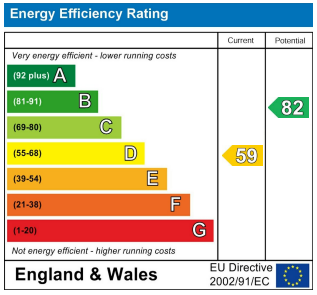
PROPERTY RESERVATION FEE
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT
5 Weeks Rent.

ADDITIONAL INFORMATION
Rent: £1,250 pcm
Holding Deposit: £288 (1 Week taken on application)
Security Deposit: £1,442 (5 Weeks)
Council Tax Band: C – Erewash Valley

Property construction: Brick & Tile
Parking: Driveway
Electricity supply: MAINS –
Gas Supply: MAINS
Water supply: MAINS - Severn Trent
Sewerage: MAINS
Heating: Gas Central
Broadband type: BT Openreach, please check Ofcom website.

VIEWING
Strictly by appointment through Scargill Mann & Co., Derby office on 01332 206620.



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