

AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



Highfield Cottage Cockshut Lane

Melbourne, Derby, DE73 8DG

£1,500



A superb, spacious 2 double bedroomed semi-detached barn conversion offered furnished or unfurnished with gas central heating, double glazing, ample parking & GARAGE. The Acc. comprises: utility, dining kitchen, lounge, downstairs wc, conservatory, 2 double bedrooms, ensuite shower room & bathroom.



The Accommodation comprises:

Upvc part glazed front entrance door to -

Utility

8'5" x 7'7" (2.57m x 2.31m)
with range of white base and wall units, grey rolled edge worktops with tiled splashback, wooden double glazed window to side and Glow worm gas fired combination boiler. Bosch washing machine, integrated fridge/freezer, grey central heating radiator, coat hooks and grey tiled flooring with underfloor heating.

Dining kitchen

19'2" x 11'7" max (5.84m x 3.53m max)
with range of white base and wall units, grey square edge worktops with tiled splashback and inset 1 ½ bowl stainless steel sink and drainer unit. Zanussi range gas cooker with gas hob and extractor hood over, integrated NEFF dishwasher and Bosch microwave. Two wooden double glazed windows to side and rear and upvc double glazed window to front. Two Grey central heating radiators, heat sensor, telephone point, grey tiled flooring with underfloor heating. Small under stairs storage cupboard off.

Lounge

15'9" x 13'6" max (4.80m x 4.11m max)
with 2 wooden double glazed windows to front and rear, 2 grey central heating radiators, television aerial, 2 grey curtain poles with 2 pairs striped curtains. Wood burning fire, carbon monoxide alarm, Oak laminate flooring, shelving and 3 storage cupboards.

Inner hall

with loft access, grey central heating radiator and grey tiled flooring with underfloor heating.

Downstairs wc

with 2 piece white suite consisting of a small vanity washbasin, low level w.c and wooden double glazed obscured window to side with Oak venetian blind over. Single central heating radiator, chrome towel ring and toilet roll holder, mirror and grey tiled flooring with underfloor heating.

Conservatory

11'4" x 10'0" (3.45m x 3.05m)
with wooden double glazed windows to side and rear with grey roller blinds, double central heating radiator and grey tiled flooring. Wooden double glazed door to rear.

Stairs & landing

Beige/grey fitted carpet, loft access, room thermostat, smoke alarm and large airing cupboard.

Bedroom 2

13'2" x 8'4" (4.01m x 2.54m)
with wooden double glazed window to rear, single central heating radiator, television aerial, checked roman blind and beige/grey fitted carpet.

Bathroom

with 3 piece white suite consisting of a wall hung 2 drawer unit housing washbasin, low level w.c, P-shaped panelled bath with tiled surround and chrome power shower over. Wooden double glazed obscured window to front, chrome towel central heating radiator, extractor fan, shaver point, mirror with auto light and grey tiled flooring with underfloor heating.

Stairs & landing

Wooden double glazed window to front with patterned roman blind, beige/grey fitted carpet and loft access.

Bedroom 1

12'8" min x 10'2" (3.86m min x 3.10m)
with wooden double glazed window to rear, double central heating radiator, striped roman blind, loft access and beige/grey fitted carpet.

Ensuite shower room

8'8" x 5'7" (2.64m x 1.70m)
with 3 piece white suite consisting of a vanity wall hung washbasin, low level w.c, large shower cubicle with tiled surround and chrome power shower over. Upvc double glazed obscured window to front with patterned roman blind, extractor fan, mirror with shelf, chrome towel central heating radiator and grey tiled flooring with underfloor heating.

Outside

There is low maintenance, enclosed garden with patios and decking area.

There is parking for several cars and a detached garage.

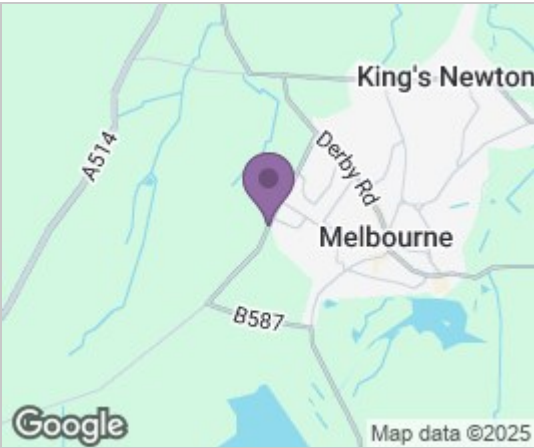
Superb rural location with views over the surrounding countryside and private access to country walks.

Additional information

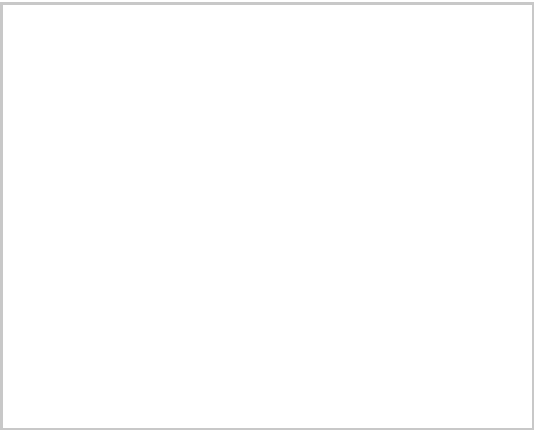
HOLDING DEPOSIT £345.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

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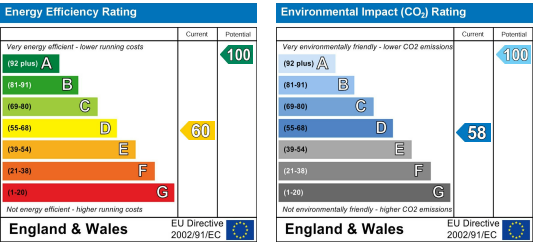
Area Map



Floor Plans



Energy Efficiency Graph



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